

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
August 5, 2021
7:30 P.M.**

Joseph Monticelli, Chairman
Lester Berkelhamer
John Stipo
Robert Greer
Scott Stopnik

Gerald Reilly, Esq. Town Counsel

Rob Melillo, Building Inspector
Lori J. Zawacki, Secretary

1. ONE KENT PLACE, INC., 1 Kent Place, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.04, Block 1, Lot 7 and located in CB Zoning District. In order to obtain site plan approval, the applicant requires the following (3) variances:

1. Section 355-15A of the Town Code where the existing outdoor patio sits on the side yard lot line, requiring a 5 feet variance.
2. Section 355-15A of the Town Code where the existing patio sits on the rear yard lot line, requiring a 5 feet variance.
3. Per Section 355-57 of the Town Code the existing use would require 35 off street parking spaces. In 2013 the property received a variance for 32 spaces, given existing conditions, the previous parking variance is required to be amended to 35 spaces.

2. JOHN & LESLIE NEEDHAM, 14 Mianus River Road, Bedford, NY 10506, and known on the Town Tax Assessment Maps as Section 96.03, Block 1, Lot 21.1 and located in a R4 Zoning District. In order to construct a 145 sq. ft. accessory greenhouse structure, the applicant is requesting the following variance from the Town Code:

SECTION 355-21 WHERE THE MINIMUM REQUIRED FRONT YARD
SETBACK IN AN R4 ZONING DISTRICT IS 75 FEET, WHERE 55 FEET
ARE PROVIDED, A DEFICIT OF 20 FEET.

3. DAVID COMORA & LAURA MALENKY, 5 Hallock Place, Armonk, NY 10504, and known on the Town Tax Assessment Map as Section 100.04, Block 3, Lot 6 and located in a R2A Zoning District. In order to construct an extension to the existing patio, the applicant is requesting the following variance from the Town Code:

SECTION 355-21 WHERE THE MAXIMUM GROSS LAND COVERAGE
IN THE R2A ZONING DISTRICT IS 17,407 SQ. FT., WHERE 20,094 SQ. FT.
ARE PROVIDED, REQUIRING A VARIANCE OF 2,687 SQ. FT.

July 27, 2021

Lori J. Zawacki, Secretary