

**ZONING BOARD OF APPEALS  
TOWN HALL- COURT ROOM  
15 BEDFORD ROAD  
ARMONK, NY 10504  
September 2, 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. 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.

August 17, 2021

**Lori J. Zawacki, Secretary**