

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

**May 5, 2022  
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. MATT LAZAR, 9 QUAKER MEETING HOUSE Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.03 Block 2. Lot 18 and located in an R1A Zoning District. In order to construct a deck extension, the applicant requires the following:

Section 355-21 of the Town Code for side yard setback where the minimum required in a R1A zoning district is 25 feet and the proposed deck extension is 21 feet, 6 inches, requiring a variance of 4 feet, 6 inches.

2. 121 LAFAYETTE AVENUE ASSOCIATES, LLC, 120 Lafayette Avenue, White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 1, Lot 8 and located in an INDA Zoning District. In order to obtain site plan approval, the applicant is seeking the following:

1. 17 off-street parking spaces variance from Section 355-57 of the Town Code.
2. A variance from Section 355-56.G of the Town Code to permit cars to back out into the Lafayette Avenue right-of-way.

3. 121 LAFAYETTE AVENUE ASSOCIATES, LLC, 121 Lafayette Avenue, White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 1, Lot 39 and located in an INDA Zoning District. In order to obtain site plan approval, the applicant is seeking the following:

1. 4 off-street parking spaces variance from Section 355-57 of the Town Code.
2. A variance from Section 355-56.G of the Town Code to permit cars to back out into the Lafayette Avenue right-of-way.

4. 121 LAFAYETTTE AVENUE ASSOCIATES, LLC, 123 Lafayette Avenue, White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 1, Lot 6 and located in an INDA Zoning District. In order to obtain site plan approval, the applicant is seeking the following:

1. 4 off-street parking spaces variance from Section 355-57 of the Town Code.
2. A variance from Section 355-56.G of the Town Code to permit cars to back out into the Lafayette Avenue right-of-way.

5. ANTHONY & KRISTINE PATTI, 30 Palmer Avenue, White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.16, Block 4, Lot 59 and located in an R-5 Zoning District. In order to construct an off-street parking space with associated improvements, the applicants are seeking the following variances from the Town Code:

1. Section 355-59 D, the proposed new parking area will allow 134 feet of site distance looking in the southbound direction and 105 feet looking in the northbound direction, where 200 feet are required in each direction.
2. The submitted gross land coverage exceeds the maximum amount permitted by 138.2 sq. feet.

Dated: April 19, 2022

Lori J. Zawacki, Secretary