

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

Returning from 5/5/2022 Public Hearing Closed

1. 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.

2. NETHERMONT AVENUE CORP., 62 Nethermont Avenue, N. White Plains, NY 10603, and known on the Town Tax Assessment maps as Section 122.12, Block 5, Lot 46 and located in an R2F Zoning District. In order to legalize an existing accessory apartment, the applicant requires the following variances:

1. Section 355-21 of the Town Code for minimum dwelling area requires 800 sq. ft., where 327 sq. ft. are provided, needing a variance of 473 sq. ft.

2. Section 355-57 for off street parking, where 2 spaces are required per dwelling unit, and 0 are Provided requiring a variance of 2 spaces.

3. JUSTIN & CARISSA ENGLE, 3 Wayne Valley Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 101.03, Block 1, Lot 3 and located in an R2A Zoning District. In order to construct a garage addition, the applicant requires the following variance from Section 355-21 of the Town Code.

The minimum side yard setback in an R2A Zoning District is 25 feet, where 21 feet are provided, requiring a variance of 4 feet.

4. MATT DALLAS, 11 Troy Lane, Bedford, NY 10506 and known on the Town Tax Assessment Maps as Section 102.01, Block 2, Lot 72 and located in an R2A Zoning District. In order to legalize an existing shed the applicant requires the following variance:

Section 355-21 of the Town Code for side yard setback where the minimum required in a R1A Zoning District is 15 feet and the shed is 10 feet, requiring a variance of 5 feet.

5. DAVID & MARY BOIES, 2 Middle Patent Road, Armonk, NY 10504, and known on the Town Tax Assessment Maps as Section 95.03, Block 1, Lot 71 and located in an R2A Zoning District. In order to convert an existing barn used for storage to a residence, the applicants require the following variances from Section 355-21 of the Town Code.

1. The minimum side yard setback in an R2A Zoning District for the Barn is 30 feet, where 5.42 feet are provided, requiring a variance of 24.6 feet.
2. The minimum side yard setback for the covered entry is 30 feet, where 3.8 feet are provided, requiring a variance of 27.2 feet.

Dated: May 24, 2022

Lori J. Zawacki, Secretary