

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

**July 7, 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

*Adjourned
by
Applicant*

1. ASHFIELDS LANE LLC, 1 Ashfields Lane, Greenwich, CT 06831 and known on the Town Tax Assessment Maps as Section 102.03, Block 2, Lot 36 and located in an R2A Zoning District. In order to construct a 36 ft X 34 ft barn to store equipment for maintenance of the residential property, the applicant requires the following:

A variance from Section 322-21 of the Town Code for Schedule of Residence District Regulations – Permitted Accessory uses #5, accessory structure located within a “front yard”

2. EVAN & DEBORAH MITTMAN, 655 Bedford Road, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 94.04, Block 2, Lot 29 and located in a R2A Zoning District. In order to obtain a two-lot subdivision of a 20.73 acre lot, the applicant requires the following approval:

Section 355 of the Town Code, Attachment 1, requires a 150 ft frontage on a public road in the R2A zone. The applicant proposes to connect to Hemlock Hollow Road via a private easement. The applicant is seeking relief pursuant to NYS Sec.280-A3.(b) of Town Law.

3. HOLDERNESS & BOURNE, LLC, 12 Labriola Court, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 107.04, Block 2, Lot 22 and located in a RELIP Zoning District. In order to obtain a site plan approval for the proposed mix of uses, the applicant requires the following:

Section 355-57 of the Town Code, where the existing 35 space parking lot on site does not contain the minimum required 88 off-street parking spaces, requiring a variance of 53 off-street parking spaces.

Lori J. Zawacki, Secretary