

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
February 2, 2023
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. **EXECUTIVE SESSION ZONING BOARD MEMBERS**

2. NEW KING HOLDING LLC, affecting premises located at 10 New King Street, White Plains, NY 10604 and known on the Town Tax Assessment Maps as Section 118.02, Block 2, Lot 2 and located in an IND AA Zoning District. In order to obtain site plan approval to expand upon the existing fenced area, the applicant will require the following variance:

Section 355-15.G of the Town code limits fences to a height of six (6) feet, where the existing fence is eight (8) feet requiring a variance of two (2) feet.

3. DAVID MARTINEZ, affecting premises located at 901 North Broadway, White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 4, Lot 51 and located in a CB Zoning District. In order to obtain a Special Use Permit for a proposed Church from the Town Board of North Castle, the applicant will require the following variance:

Section 355-40.H(b) of the Town Code limits Lot Coverage for Church uses to 50% of the lot area. The site currently contains 99.6% Lot Coverage.

Adjourned from January 5, 2023

4. BASIS INDUSTRIAL ACQUISITION LLC, affecting premises located at 100 Business Park Drive, Armonk, NY and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 51 and located in a PLI Zoning District. In order to construct a 146,792 sq. ft., self-storage / warehouse building, the applicants will need the following variances:

1. A maximum FAR permitted on the site per Section 355-23 is 0.3, while the proposed FAR is 0.43, requiring a variance of 0.13.
2. The site is required to provide 277 off-street parking spaces pursuant to Section 355-57, Where only 220 are provided, requiring a variance of 57 off-street parking spaces.

Dated: January 24, 2023

Lori J. Zawacki, Secretary