

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

Adjourned from February 2, 2023

1. 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.

2. TIMOTHY VEEDE & JENNIFER WATTS, affecting premises located at 10 Starkey Road, West Harrison, NY 10604 and known on the Town Tax Assessment Maps as Section 123.05, Block 1, Lot 38 and located in an R ½ A Zoning District. In order to replace and extend the existing deck, the applicants will need the following variances from the Town Code:

1. The minimum side yard setback per section 355-21 is 20 feet, where 11.3 feet are provided requiring a variance of 8.7 feet.
2. The minimum rear yard setback per Section 355-21 is 30 feet, where 17.5 feet are provided requiring a variance of 12.5 feet.

3. ZEIDAN REALTY CORP., affecting premises located at 360 Main Street, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.03, Block 1, Lot 69 and located in a CB Zoning District. In order to obtain site plan approval to include 3 vertical storage sheds on the site, the applicant will require variances:

1. Pursuant to Section 355-22 of the Town Code the required rear yard setback is 30 feet. The existing setback to the canopy over the oil tank is 4.3 feet, requiring a variance of 25.7 feet.
2. The existing gasoline pump is set 9.1 feet from the front yard, where 15 feet is required, therefore applicant is seeking a variance of 5.9 feet.

Dated: February 17, 2023

Lori J. Zawacki, Secretary