

**ZONING BOARD OF APPEALS
TOWN HALL- COURT ROOM
15 BEDFORD ROAD
ARMONK, NY 10504
September 7, 2023
7:30 P.M.**

Joseph Monticelli, Chairman
John Stipo
Robert Greer
Scott Stopnik

Gerald Reilly, Esq. Town Counsel
Rob Melillo, Building Inspector
Lori J. Zawacki, Secretary

1. 868 NORTH BROADWAY LLC, 868 North Broadway, N. White Plains, NY 10603 and known on the Town Tax Assessment Maps as Section 122.12, Block 5, Lot 63 and located in a CB Zoning District. In order to permit the construction of a 4300 sq. ft. retail building and various retaining walls, the applicant requests the following variances which were previously granted on April 4, 2019 and have since expired.

1. A front yard variance where 0.5 ft. of front yard setback is proposed and where 10 ft. is required pursuant to the CB regulations within Section 355-22 of the Town code.
2. The site requires the provisions of 22 off-street parking spaces pursuant to Section 355-57 of the Town Code, but only 13 off-street parking spaces are proposed.

2. HOTT BLOWDRY, regarding premises at 450 Main Street, Armonk, NY 10504 and known on the Town Tax Assessment maps as Section 108.01, Block 6, Lot 22 and located in the CB Zoning District. In order to obtain site plan approval, the applicant will need the following variance:

Pursuant to Section 355-57 of the Town Code the required number of off-street parking spaces is 173, where 160 are provided needing a variance of 13 off-street parking spaces.

3. REMIX PROPERTIES, LLC, 12 Maple Avenue, Armonk, NY 10504 and known on the Town Tax Assessment Maps as Section 108.01, Block 6, Lot 26 and located in aa CB-A2 Zoning District. In order to obtain a site plan approval, the applicant will need the following variance:

Pursuant to Section 355-57 of the Town Code, 48 off-street parking spaces are required where 15 are provided, needing a variance of 33 off street parking spaces.

Lori J. Zawacki, Secretary