

# McLAUGHLIN & STERN, LLP

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Millbrook, New York  
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November 5, 2021

Town Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

Attn: Michael Schiliro, Supervisor

Re: Ground Floor Commercial Space  
1 Labriola Court, Armonk, NY

Dear Mr. Schiliro:

I am representing Diane and Briana Zambardi, both certified fitness instructors, in connection with the lease of approximately 4,362 rentable square feet of commercial space at 1 Labriola Court, Armonk, NY (the "Building") for use as a fitness studio and health and wellness center, and I submit this letter in support of their request to add "recreational use" as a permitted use in the district where the property is located.

1 Labriola Court is a multi-tenanted one-story building consisting of approximately 40,000 square feet situated on a four-acre lot in the Research, Electronics and Light Industrial ("RELIP") zoning district. It is our understanding that recreational uses are not permitted in this district.

The proposed term of the lease is five years with the option to renew for an additional five years. My clients' studio will offer spin, boxing and HIIT ("High Intensity Interval Training") classes on an appointment only basis. Classes will be held in the early mornings, once midday/lunch time evenings starting at 4:00pm and concluding at 8:00pm, except that all weekend classes will end by 1:00pm. In order to maintain control of the number of persons in the space, no one will be permitted to attend classes or use any of the equipment without an appointment. We anticipate that no more than 20 parking spaces will be required at times when classes are taking place and substantially less at other times.

Building ownership has agreed to deliver the space with all interior partitions, drop ceilings and fixtures removed except for an existing bathroom located in the rear of the space and the front office space (See enclosed Floor Plan). My client will keep the open floor plan and modify all mechanical systems for their intended use. They will also install sound proofing, which

Town Board  
Town of North Castle  
November 5, 2021  
Page 2

will include insulation batts from slab to roof in the demising wall void between the adjoining tenant space.

The use of the space by my client's start-up business will not put a strain on building systems or on-site parking and is compatible with permitted uses in the RELIP district. The proposed use is not injurious to the neighborhood nor will it noticeably increase traffic or create noise or other disturbances to the health, safety or peaceful enjoyment of the area in which the building is located or impair the essential character of the area.

We have been advised the Town of North Castle has permitted recreation use in properties in other Industrial districts. There is also precedent for the Town Board granting applications for a change or additional use at this property. The Town Board permitted the previous tenant of the space my client is looking to rent, Standing Ovation Studios, to use the space as a fine arts studio with vocal, dancing and acting classes. The use by a dog grooming business which presently occupies other space in the building is also a use that although not a "permitted use" in the zoning district, was also approved. There may be fewer persons in the space than created by the occupancy by the fine arts studio or the dog grooming business and a lesser impact on the building and neighborhood in which it is located.

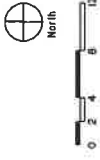
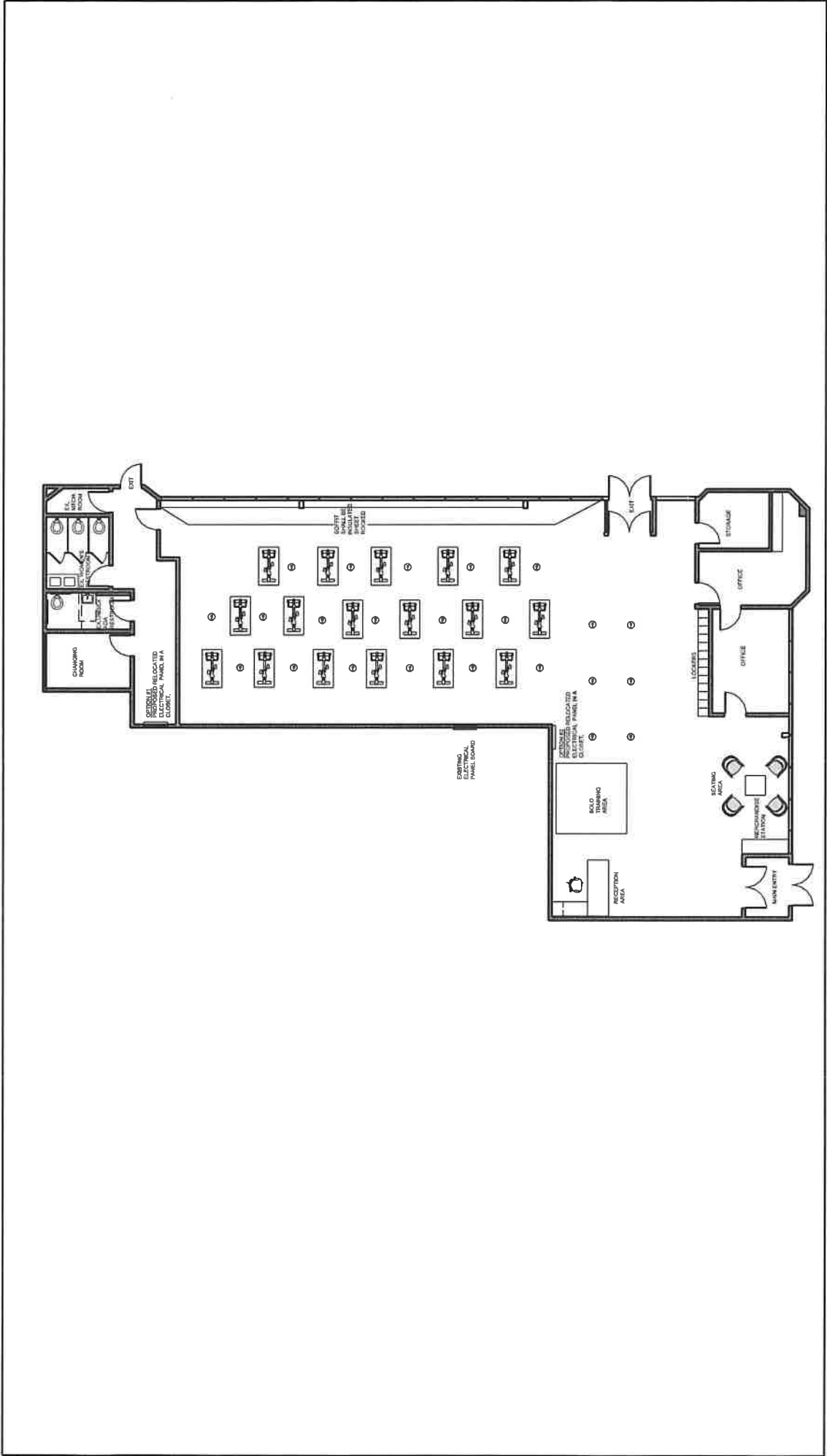
On behalf of Diane and Briana Zambardi, I respectfully request the Town of North Castle Town Board grant their application permitting their intended recreational use of space in the Building. Please let me know if you require any additional information or documentation. Thank you in advance for your consideration; we await your reply.

Very truly yours,



Steven Kaplan

cc: Diane Zambardi  
Briana Zambardi  
CPG Architects & Planners



BeatBox - Spinning Studio

TL-01  
 Ground Floor

# BENEROFE PROPERTIES

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Town Board  
Town of North Castle  
15 Bedford Road  
Armonk, NY 10504

ATTN: Michael Schiliro, Supervisor  
RE: Ground Floor Commercial Space  
1 Labriola Court, Armonk NY

Dear Mr. Schiliro:

As a representative of Benerofe Armonk LLC, owners of 1 Labriola Court, Armonk NY, I am sending this letter in support of Diane and Briana Zambardi's request for permission to add "recreational use" as a permitted use in the district where the building is located.

Benerofe Armonk LLC kindly requests that you consider their proposed use as not only do we feel they will be a great addition to the building, they will be a fantastic addition to the town of Armonk.

Date 11/4/2021

Signed - 