

NOTE:
THE MEETING ON TUESDAY, MARCH 13, HAS BEEN CANCELLED
ALL ITEMS ON THE AGENDA WILL BE
ADJOURNED TO A MEETING ON TUESDAY, APRIL 10, AT 7:00 P.M.
IN THE COURT ROOM IN TOWN HALL

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
March 13, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 13, 2018

RESOLUTIONS

- 1. 18-03 735 White Plains Road**
Section 63A, Block 2, Lot 21 Zone: RB
Application for: The applicant proposes to convert an existing 896 square foot dental office for retail use in a one-story commercial building with two additional storefronts (Nail Pro-Spa and GNC). The proposed conversion from office to retail use will require the following area variances to permit: (1) 5 parking spaces where a minimum of 26 spaces are required, a deficiency of 21 spaces or 80.8%; (2) 0 loading spaces where a minimum of 1 space is required, a deficiency of 1 space or 100%.

- 2. 16-14 600 White Plains Road – Gas Mart**
Section 65A, Block 3, Lot 11 Zone: R7.5
Application for: (1) An interpretation/appeal of the Building Inspector’s determination that a retail convenience store use, proposed to occupy two existing service bays, is not permitted and, therefore, a use variance is required, and if the ZBA upholds the Building Inspector’s determination; (2) a use variance to convert two existing service bays for a retail convenience store use, and; (3) area variances from landscape requirements for front, perimeter and transition buffer areas (if a use variance is approved).

NEW BUSINESS

- 3. 17-65 157 Montgomery Avenue** **Public Hearing**
Section 59, Block 2, Lot 5 Zone: GB
Application for: Interpretations, use and area variances based on a number of violations identified on the property.

- 4. 18-04 49 Hickory Hill Road** **Public Hearing**
Section 66F, Block 4, Lot 99 Zone: R3
Application for: Area variances to construct an in-ground pool and legalize an existing pergola on the property of an existing single-family home to permit: (1) a setback between the house and pergola of 3 feet where a minimum of 10 feet is required, a

deficiency of 7 feet or 70%; (2) a side yard setback for the pergola of 3.5 feet where a minimum of 5 feet is required, a deficiency of 1.5 feet or 30%; (3) a rear yard setback for the pergola of 2 feet where a minimum of 5 feet is required, a deficiency of 3 feet or 60%; (4) a side yard setback for the pool of 8 feet where a minimum of 10 feet is required, a deficiency of 2 feet or 20%; (5) a rear yard setback for the pool of 7.5 feet where a minimum of 10 feet is required, a deficiency of 2.5 feet or 25%; (6) a setback between the house and pool of 8 feet where a minimum of 10 feet is required, a deficiency of 2 feet or 20%; (7) an impervious surface coverage of 3212 square feet where a maximum of 3135 square feet is permitted, an excess of 77 square feet or 2.4%.

- 5. 18-05 62 Lakeshore Drive** **Public Hearing**
Section 64H, Block 1, Lot 35 **Zone: R15**
Application to: Area variances to permit: (1) an impervious surface coverage of 7406 square feet where a maximum of 6763 square feet is permitted, an excess of 643 square feet or 9.5%; (2) a driveway width of 21 feet where a maximum of 20 feet is permitted, an excess of 1 foot or 5%.

Date: March 8, 2018 at 1:00 p.m.

*Please note that the posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. It is recommended that you visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting. On the "Home" page select "FIND" in the menu box to the left, then select "AGENDAS". The Agendas for each Board are posted for review.