

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
May 8, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: April 10, 2018

RESOLUTIONS

- 1. 18-04, 49 Hickory Hill Road** **Public Hearing**
Section 66F, Block 4, Lot 99 Zone: R6
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%.
- 2. 18-05, 62 Lake Shore Drive** **Public Hearing**
Section 64H, Block 1, Lot 35 Zone: R15
Application for: Area variances to legalize an existing driveway (for a single-family home) 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%.
- 3. 18-09, 13 Bronson Avenue** **Public Hearing**
Section 63C, Block 1, Lot 6 Zone: R6
Application for: An area variance to permit a deck (for a single-family home) with a side yard setback of 0 feet where a minimum of 6 feet is required, a deficiency of 6 feet or 100%.
- 4. 18-10, 106 Wilmot Road** **Public Hearing**
Section 64C, Block 3, Lot 13A Zone: R7.5
Application for: An area variance to legalize an enclosed porch (for a single-family home) to permit a side yard setback of 10.7 feet where a minimum of 12 feet is required, a deficiency of 1.3 feet or 10.8%.

OLD BUSINESS

- 5. 18-06, Classic Audi, 91 Stewart Avenue** **Public Hearing**
Section 65A, Block 3, Lot 11 Zone: R7.5
Application for: The applicant proposes to expand the existing vehicle display/parking area into the lawn area at the southern end of the property to accommodate 18 tandem spaces for vehicle display and 3 employee spaces. The application requires: (1) a use variance to permit the expansion of the parking area into the southern portion of the property, and; (2) an area variance for a backup aisle width between the proposed parking spaces of 12.2 feet, where a minimum of 25 feet is required, a deficiency of 12.8 feet or

51.2%. The applicant is appealing the determination of the Building Inspector with regard to the use variance and requests an interpretation. The interpretation requires a rehearing in accordance with Town Law §267-a(12).

NEW BUSINESS

- 6. 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 which contains a multi-family residence and an area for the storage of contractor's equipment and building materials .
- 7. 18-08, St. Luke's Church, 100 Stewart Avenue** **Public Hearing**
Coopers Corner Montessori International School
 Section 48, Block 13, Lot 2 **Zone: R5**
Application for: A special permit in accordance with 12.H.11, Nursery Schools, of the Zoning Law and area variances to permit: (1) a lot area of 0.34 acres where minimum lot area of 1 acre is required, a deficiency of 0.66 acres or 66%; (2) an outdoor play area space of 720 square feet where a minimum of 5000 square feet are required, a deficiency of 4280 square feet or 85.6%; (3) a play space setback from a residential lot line of 8 feet where a minimum of 75 feet is required, a deficiency of 67 feet or 89.3%; (4) a lot area of no more than one pupil for each 1500 square feet whereas a lot area of 592.4 square feet per pupil is proposed, a deficiency of 907.6 square feet per pupil or 60.5%; (5) a playground facility abutting a public street (Lincoln Avenue) whereas playground facilities are not permitted to abut a public street; (6) 0 off-street parking spaces whereas a total of 18 parking spaces are required a deficiency of 18 parking spaces or 100%.
- 8. 18-13, 40 Wright Place** **Public Hearing**
 Section 50, Block 2, Lot 11 **Zone: R5**
Application for: Area variances to permit a deck in the front yard of a single-family home with: (1) a side yard setback on the west side of the property of 3 feet where a minimum of 10 feet is required, a deficiency of 7 feet or 70%; (2) a side yard setback on the east side of the property of 3.1 feet where a minimum of 10 feet is required, a deficiency of 6.9 feet or 69%.
- 9. 18-15, 87 Middle Road** **Public Hearing**
 Section 79A, Block 3, Lot 18 **Zone: R5**
Application for: An area variance to permit the expansion of an existing driveway (for a single-family home) with a side yard setback of 0 feet where a minimum of 3 feet is required, a deficiency of 3 feet or 100%.
- 10. 18-16, 14 Reynolds Place** **Public Hearing**
 Section 61, Block 4, Lot 12 **Zone: RB**
Application for: An area variance to permit an impervious surface coverage (for a two-family home) of 4146 square feet where a maximum of 3190 square feet is allowed, an excess of 956 square feet or 29.9%.
- 11. 18-17, 77 Stebbins Avenue** **Public Hearing**
 Section 76, Block 4, Lot 37 **Zone: R5**
Application for: Area variances to construct a two story rear addition (for a single-family home) with: (1) a rear yard setback of 16.5 feet where a minimum of 25 feet is required, a deficiency of 8.5 feet or 34%; (2) a rear yard stair setback of 13.5 feet where a minimum of 19 feet is required, a deficiency of 5.5 feet or 28.9%.

12. 18-18, 137 Wilmot Road

Public Hearing

Section 64A, Block 3, Lot 32A

Zone: R7.5

Application for: Area variances to legalize an existing enclosed stairway at the rear of a single-family home with: (1) a side yard setback of 9.9 feet where a minimum of 12 feet is required, a deficiency of 2.1 feet or 17.5%; (2) a rear yard setback of 20.9 feet where a minimum of 25 feet is required, a deficiency of 4.1 feet or 16.4%.

ADJOURNED ITEMS: (The following item will not be heard at the May 8, 2018 meeting)

13. 18-19, 108 Brook Street

Public Hearing

Adjourned to the June 12, 2018, ZBA meeting.

Section 58, Block 5, Lot 23

Zone: RB

Application for: The applicant proposes to reclassify an existing two-family home as a mixed-use commercial building, allowing a commercial use on the first floor and two residential units above. As a result, a number of area variances are required

Date: May 4, 2018 at 2:30 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.