

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
September 11, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: June 12, 2018

RESOLUTIONS (There will be no additional discussion regarding these applications):

- 1. 18-06, Classic Audi, 91 Stewart Avenue** Public Hearing Closed
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%.
- 2. 17-65, 157 Montgomery Avenue** Public Hearing Closed
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 .
- 3. 18-19, 108 Brook Street** Closed Public Hearing
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, four area variances are required to permit: (1) a rear yard setback of 25 feet where a minimum of 30 feet is required, a deficiency of 5 feet or 16.6%; (2) a side yard setback of 8.02 feet where a minimum of 10 feet is required, a deficiency of 1.98 feet or 19.8%; (3) 4 parking spaces where 15 parking spaces are required, a deficiency of 11 parking spaces or 73.3%; (4) a parking lot aisle width of 23 feet, where a minimum of 25 feet is required, a deficiency of 2 feet or 8%.
- 4. 18-21, 71 Park Drive** Closed Public Hearing
Section 65C, Block 6, Lots 6,7,10,11,12 Zone: R7.5
Application for: The applicant proposes a two-lot subdivision resulting in one lot accommodating an existing residence and one unimproved lot. The application requires area variances to permit: (1) on the improved lot, a side yard setback of 10 feet where a minimum of 12 feet is required; (2) on the unimproved lot, a street frontage of 60 feet where a minimum of 75 feet is required, a deficiency of 15 feet or 20%; (3) on the unimproved lot, an effective square of 56 feet where a minimum of 75 feet is required, a deficiency of 19 feet or 25.3%.
- 5. 18-22, 11 Mill Road** Closed Public Hearing
Section 65D, Block 4, Lots 31,32,33 Zone: RB
Application for: Area variance to permit the construction of a 149 square foot one-story rear addition to an existing four-story mixed-use commercial/residential building with 12 parking spaces where a minimum of 21 parking spaces is required, a deficiency of 9 parking spaces or 42.8%.

- 6. 18-20, Siwanoy Country Club, 351 Pondfield Road (aka 1 Siwanoy Clubway)** Closed Public Hearing
Section 79, Block 1, Lot 7 Zone: R20
Application for: Area variances to construct a new golf services building with: (1) an accessory building height to the principal eave of 19.5 feet where a maximum height of 12 feet is allowed, an excess of 7.5 feet or 62.5%; (2) an accessory building height to the ridge of 33 feet where a maximum of 15 feet is allowed, an excess of 18 feet or 120%.

NEW BUSINESS

- 7. 18-33, 114 White Road** Public Hearing
Section 56, Block 2, Lot 18 Zone: R5
Application for: The applicant proposes to enlarge and enclose an existing second story deck at the rear of a single-family residence resulting in: (1) a rear yard setback of 22.67 feet where a minimum of 25 feet is required, a deficiency of 2.33 feet or 9%; (2) a gross floor area of 2700 square feet where a maximum of 2300 square feet is allowed, an excess of 400 square feet or 17.4%.
- 8. 18-34, 5 Leslie Road** Public Hearing
Section 66H, Block 2, Lot 34 Zone: R5
Application for: The applicant proposes to construct a 65 square foot one-story addition and portico at the front entrance to an existing single-family residence resulting in: (1) a front yard setback for the residence of 25 feet where a minimum of 30 feet is required, a deficiency of 5 feet or 16.7%; (2) a front yard setback for the portico of 22 feet where a minimum of 26 feet is required, a deficiency of 4 feet or 15.4%.
- 9. 18-35, 98 Parkview Drive** Public Hearing
Section 80D, Block 1, Lot 18 Zone: R6
Application for: The applicant proposes to construct a one-story rear yard addition with a side yard setback of 6 feet where a minimum of 10 feet is required, a deficiency of 4 feet or 40%.

Date: September 6, 2018, at 3:00 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.