

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
October 9, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 11, 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. 18-21, 71 Park Drive** Public Hearing Closed
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%.
- 4. 18-33, 114 White Road** Public Hearing Closed
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%.
- 5. 18-34, 5 Leslie Road** Public Hearing Closed
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%.

- 6. 18-35, 98 Parkview Drive** **Public Hearing Closed**
Section 80D, Block 1, Lot 18 **Zone: R6**
Application for: The applicant proposes to construct a one-story rear addition with a side yard setback of 6 feet where a minimum of 10 feet is required, a deficiency of 4 feet or 40%.

NEW BUSINESS

- 7. 18-40, 83 Grand Boulevard** **Public Hearing**
Section 51, Block 2, Lot **Zone: R5**
Application for: The applicant proposes to legalize an existing enclosed porch and an existing garage addition. The application requires area variances to permit: (1) a front yard setback to the enclosed porch of 28.1 feet where a minimum of 30 feet is required, a deficiency of 1.9 feet or 6.3%; (2) a side yard setback to the garage addition of 2.0 feet where a minimum of 5 feet is required, a deficiency of 3 feet or 60%, and; (3) a total impervious area of 3676 square feet where a maximum of 3375 square feet is permitted, an excess of 301 square feet or 8.9%.

ADJOURNED ITEMS (These items will not be heard at the October 9, 2018 Meeting)

- 1. 18-36, Holy Mount Cemetery, Cemetery Lane** **Public Hearing**
Adjourned to the November 13, 2018, ZBA meeting
Section 64, Block 1, Lot 8 **Zone: R15**
Application for: The applicant proposes to construct a one-story columbarium building, outdoor columbarium walls and associated walkways in the southwest corner of the cemetery. The columbaria will accommodate a total of 1630 niches for cremation urns. The application requires a use variance and an area variance to permit a front yard setback of 10.2 feet where a minimum of 30 feet is required, a deficiency of 19.8 feet or 66%.

Date: October 4, 2018, at 11:30 a.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.