

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
October 10, 2017  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 12, 2017

**RESOLUTIONS**

- 1. 17-06      62 Lakeshore Drive**  
Section 64H, Block 1, Lot 35 Zone: R15  
Application for: Area variances to legalize: (1) a driveway width of 25.5 feet where a maximum of 20 feet is permitted, an excess of 5.5 feet or 27.5%; (2) a curb cut width of 26.8 feet where a maximum of 22 feet is permitted, an excess of 4.8 feet or 21.8%; (3) total impervious surfaces of 7848 square feet where a maximum of 6763 square feet is permitted, an excess of 1085 square feet or 16%.
- 2. 16-30      Keller Williams, 760 White Plains Road**  
Section 61, Block 4, Lot 5 Zone: RB  
Application for: Area variances to construct a two story front addition to the existing real estate office (increasing the gross floor area of the building from 4310 square feet to 4800 square feet – an increase of 490 square feet) with: (1) a first side yard setback of 8.6 feet where a minimum of 10 feet is required, a deficiency of 1.4 feet or 14%; (2) a second side yard setback of 6.4 feet where a minimum of 10 feet is required, a deficiency of 3.6 feet or 36%; (3) 3 parking spaces where a minimum of 24 spaces are required, a deficiency of 21 spaces or 87.5%. On March 23, 2017, the Planning Board referred the application to the ZBA for consideration of area variances and, if the variances are approved, to the ARB for architectural review.
- 3. 17-41      Elide Manor Apartments, Senior Housing, 40 Jackson Avenue**  
Section 68, Block 4, Lots 36 & 38 Zone: GB  
Application for: Senior Housing Developments in a GB district are permitted to be 45 feet high to a flat roof. Necessary mechanical appurtenances and enclosures thereto may be extended 10 feet higher than the height permitted for the district or, in this case, to 55 feet. Area variances were approved by the ZBA on May 13, 2013, to permit the flat roof to be 49.64 feet or 4.64 feet higher than permitted and the highest point on a bulkhead enclosure (for a stairway) to be 57.48 feet or 2.89 feet higher than permitted. The applicant now proposes to change the design of the elevator proposed for the building which will result in the height of the elevator bulkhead to be 63.65 feet high or 8.65 feet and 15.7% higher than permitted for rooftop enclosures and 6.17 feet higher than previously approved for the stairway enclosure.
- 4. 17-33      177 Summerfield Street (a.k.a. 179 Summerfield Street)**  
Section 60, Block 3, Lot 35 Zone: RB  
Application for: An area variance to legalize the conversion of a first floor 978 square foot one-bedroom apartment to office space thereby increasing the required parking for the building from 7 spaces to 10 spaces where 0 spaces are provided, a deficiency of 10 spaces or 100%. A first floor 3-bedroom apartment and second floor 1-bedroom apartment are located in the building as well.

- 5. 17-17 10 Morgan Street** Zone: R3  
Section 67, Block 2, Lots 1A & B  
Application for: An area variance to construct a new 2-story, 2557.2 square foot two-family residence with a front yard setback of 20 feet where a minimum of 30 feet is required, a deficiency of 10 feet or 33.3%.
- 6. 17-35 196 Beech Street** Zone: R5  
Section 79B, Block 5, Lot 4  
Application for: Area variances to construct a 1.5-story, 88 square foot, rear addition to an existing single family home to permit: (1) a rear side setback of 19.9 feet where a minimum of 25 feet is required, a deficiency of 5.1 feet or 20.4%; (2) a gross floor area of 2930 square feet where a maximum of 2550 square feet is permitted, an excess of 380 square feet or 14.9%. The existing residence has a legal non-conforming gross floor area of 2842 square feet or 292 square feet more than is currently permitted.
- 7. 17-39 132 Lake Shore Drive North** Zone: R15  
Section 79B, Block 3, Lot 15  
Application for: Area variances to construct additions to an existing single-family residence and an outdoor fireplace to permit: (1) a setback between an accessory structure (an existing in-ground pool) and the principal structure of 9 feet where a minimum of 16 feet is required, a deficiency of 7 feet or 43.85%; (2) a side yard setback between the side yard line and an accessory structure (the proposed fireplace) of 6 feet where a minimum of 12 feet is required, a deficiency of 6 feet or 50%; (3) a gross floor area of 8090 square feet where a maximum of 7182 square feet is allowed, an excess of 908 square feet or 12.6%.
- 8. 17-40 204 Old Wilmot Road** Zone: R7.5  
Section 64E, Block 4, Lot 12  
Application for: Area variances to legalize an as-built driveway to permit: (1) a driveway width of 28 feet where a maximum of 20 feet is allowed, an excess of 8 feet or 40%; (2) a curb cut length of 34 feet where a maximum of 22 feet is allowed, an excess of 12 feet or 54.5%.

**NEW BUSINESS**

- 9. 17-43 78 Lakeview Avenue** **Public Hearing**  
Zone: R5  
Section 58, Block 2, Lot 9  
Application for: Area variances to construct a new house (partially on the foundation of an existing house to be demolished) with: (1) a front yard setback of 14.2 feet where a minimum of 30 feet is required, a deficiency of 15.8 feet or 52.7%; (2) a front porch setback of 7.3 feet where a minimum of 26 feet is required, a deficiency of 18.7 feet or 71.9%. (3) a front porch width of 28.3 feet where a maximum of 8.5 feet is allowed, an excess of 19.8 feet or 70%; (4) an impervious surface area of 2854 square feet where a maximum of 2500 square feet is allowed, an excess of 354 square feet or 14.1%. An existing detached garage is proposed to remain. The existing home to be demolished is legally nonconforming with regard to the front yard setback, the front porch setback and the width of the front porch.

- 10. 17-44      155 Fisher Avenue      Public Hearing**  
Section 44, Block 6, Lot 9      Zone: RB  
Application for: The applicant proposes to convert an existing 566 square foot office space to a barber shop within a 9164 square foot commercial building which is legally non-conforming with regard to parking (49 spaces are required whereas 19 spaces are provided). The existing 566 square foot office space requires 3 parking spaces whereas the proposed barber shop requires 4 parking spaces – an increase of 1 parking space. However, in accordance with Section 13.B of the Zoning Law, required parking for the existing portion of a building must be provided when a proposed use increases the parking demand. Therefore, a variance is required to permit: (1) 19 parking spaces where a total of 50 parking spaces are required, a deficiency of 31 parking spaces or 62%.
- 11. 16-14      Gas & Mart, 600 White Plains Road      Public Hearing**  
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; (2) In the alternative (if the ZBA upholds the Building Inspector’s determination), a use variance, and; (3) Area variances from landscape requirements for front, perimeter and transition buffer areas (if a use variances is approved).

**Date:** October 5, 2017, at 3:30 p.m.  
**Revised:** October 5, 2017, at 4:30 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](http://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.