

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
November 14, 2017  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: October 10, 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. 17-43      78 Lakeview Avenue**  
Section 58, Block 2, Lot 9 Zone: R5  
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.
- 3. 17-44      155 Fisher Avenue**  
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%.

**NEW BUSINESS**

- 4. 17-58      454 California Road** **Public Hearing**  
Section 80H, Block 1, Lot 15 Zone: R7.5  
Application for: Area variance to permit an 8 foot tall rear yard fence where a maximum height of 6 feet is allowed, an excess of 2 feet or 33.3%.

- 5. 17-60 120 Clarence Road Public Hearing**  
Section 56, Block 1, Lot 5 Zone: R5  
Application for: Area variances to construct a new two-story addition and front portico on an existing single family home to permit: (1) a front yard setback of 21.7 feet where a minimum of 30 feet is required, a deficiency of 8.3 feet or 27.7%; (2) a left side yard setback of 7.3 feet where a minimum of 8 feet is required, a deficiency of 0.7 feet or 7%; (3) a front portico setback of 18.7 where a minimum of 26 feet is required, a deficiency of 7.3 feet or 28%. The existing residence has a legal nonconforming front yard setback of 25.2 feet.

**ADJOURNED ITEMS** (These items will not be heard at the November 14, 2017, ZBA meeting)

- 6. 16-14 600 White Plains Road – Gas Mart (Interpretation)**  
**Adjourned to the January 9, 2018, ZBA Meeting**  
Section 65A, Block 3, Lot 11 Zone: R7.5  
Application for: 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.
- 7. 16-14 600 White Plains Road – Gas Mart (Variances) Continued Public Hearing**  
**Adjourned to the January 9, 2018, ZBA Meeting**  
Section 65A, Block 3, Lot 11 Zone: R7.5  
Application for: If the ZBA upholds the Building Inspector’s determination: (1) a use variance to convert two existing service bays for a retail (convenience store) use, and; (2) area variances from landscape requirements for front, perimeter and transition buffer areas (if a use variances is approved).

**Date:** November 9, 2017, at 2:30 p.m.  
**Revised:** November 13, 2017, at 8:45 a.m.  
November 14, 2017, 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](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.