

THE MEETING HAS BEEN CANCELLED.

All items will be adjourned to the March 12, 2019 ZBA meeting.

Agenda

TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

February 12, 2019

7:00 p.m.

RESOLUTIONS

1. 18-36, Holy Mount Cemetery, Cemetery Lane

Adjourned to the March 12, 2019 ZBA Meeting

Section 64, Block 1, Lot 8

Zone: R15

Application for: The applicant proposes to construct a one-story columbarium building and an exterior columbarium consisting of a series of stone walls and walkways. The columbaria will accommodate a total of 1620 niches for cremation urns. The application requires a use variance to permit the intensification of the legal non-conforming cemetery use 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%.

OLD BUSINESS

2. 18-45, 20 Nelson Road

Public Hearing

Adjourned to the March 12, 2019 ZBA Meeting

Section 62, Block 1, Lot 9

Zone: R5

Application for: The applicant proposes to subdivide an existing residential lot to create one new building lot. As a result of the subdivision, the improved lot will require the following area variances to permit: (1) a side yard setback of 4.3 feet where a minimum of 8 feet is required, a deficiency of 3.7 feet or 46.3%; (2) a bay window with a side yard setback of 2.3 feet where a minimum of 5 feet is required, a deficiency of 2.3 feet or 46%, and; (3) a proposed driveway with a side yard setback of 0 feet where a minimum of 3 feet is required, a deficiency of 3 feet or 100%.

NEW BUSINESS

3. 18-52, 74 Hutchinson Boulevard

Public Hearing

Adjourned to the March 12, 2019 ZBA Meeting

Section 64.B, Block 2, Lot 36

Zone: R7.5

Application for: Area variance to construct a 123 square foot addition at the front of an existing single-family residence to permit: (1) a gross floor area of 3421 where a maximum of 3096 square feet is permitted, an excess of 325 square feet or 10.5%; (2) a front yard setback of 28.3 feet where a minimum setback of 30 feet is required, a deficiency of 1.7 feet or 5.7%.

4. 18-53, 141 Anderson Avenue

Public Hearing

Adjourned to the March 12, 2019 ZBA Meeting

Section 52, Block 3, Lot 41

Zone: R5

Application for: Area variances to construct a covered front porch. Porches may extend 4 feet into the required front yard (or, in this case, must be setback 26 feet from the front property line) and may not exceed 30% of the width of the building (or, in this case, may not extent more than 10.8 feet). Area variance are required to to permit: (1) the porch to be setback 23.8 feet from the front property line whereas a minimum setback of 26 feet is required, an excess of 2.2 feet or 8.5%, and; (2) the porch to extend 21.7 feet whereas a maximum of 10.8 feet is permitted, an excess of 10.9 feet 100%.

5. 18-44, 51 Joyce Road

Public Hearing

Adjourned to the March 12, 2019 ZBA Meeting

Section 66H, Block 2, Lot 30

Zone: R5

Application for: Area variances to legalize: (1) impervious surfaces totaling 3719.4 square feet whereas a maximum of 3153.5 square feet is permitted, an excess of 565.8 square feet or 17.9% and; (2) a front portico with a front yard setback of 23.03 feet whereas a minimum of 26 feet is required, a deficiency of 2.97 feet or 11.4%.

Date Issued: February 7, 2019 at 11:00 a.m.; **Revised:** February 12, 2019 at 11:30 a.m.