

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
June 13, 2017  
7:00 p.m.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: May 9, 2017

**RESOLUTIONS**

- 1. 17-19      26 Vernon Drive**  
Section 64C, Block 2, Lot 1 Zone: R7.5  
Application for: Area variances to construct a one-story 502 square foot rear addition to an existing single family residence with: (1) a side yard setback adjoining a street of 12 feet where a minimum of 14 feet is required, a deficiency of 2 feet or 14.3%, and; (2) a rear yard setback of 21.5 feet where a minimum of 25 feet is required, a deficiency of 3.5 feet or 14%.
  
- 2. 17-20      41 Anpell Drive**  
Section 64D, Block 1, Lot 12 Zone: R7.5  
Application for: An area variance to construct a 229 square foot second story addition at the front of an existing single family residence resulting in a gross floor area of 4514 square feet where a maximum of 4285 square feet is permitted, an excess of 229 square feet or 5.3%.
  
- 3. 17-22      40 Hickory Hill Road**  
Section 66F, Block 1, Lot 52 Zone: R6  
Application for: An area variance to construct 6 foot high fence along a portion of the side yard where a maximum height of 4 feet is permitted, an excess of 2 feet or 50%.

**OLD BUSINESS**

- 4. 17-06      62 Lakeshore Drive** **Continued Public Hearing**  
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%.
  
- 5. 16-30      Keller Williams, 760 White Plains Road** **Public Hearing**  
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. (Uncoordinated SEQRA review)

**NEW BUSINESS**

6. 17-25      **44 Water Street**      **Public Hearing**  
Section 65A, Block 2, Lot 12      Zone: R5  
Application for: An area variance to construct a new 2 story, 2900 square foot single family residence with a first side yard setback of 7 feet where a minimum of 8 feet is required, a deficiency of 1 foot or 12.5%. The existing residence is proposed to be demolished.

**Date:** June 9, 2017, at 11:00 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](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.