

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
November 10, 2016
7:00 p.m.
Note: The next ZBA meeting will be on Tuesday, January 10, 2017

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: October 13, 2016

RESOLUTIONS

- 1. 16-54 15 Roy Place**
Section 66L, Block 3, Lot 212 Zone: R5
Application for: Area variances to construct a new pool and spa and legalize an existing fence with: (1) a rear yard setback of 6 feet where a minimum of 10 feet is required for the pool, a deficiency of 4 feet or 40%; (2) A side yard fence with a height of 6 feet where a maximum of 4 feet is permitted, an excess of 2 feet or 50%.

- 2. 16-55 38 Longview Drive**
Section 66F, Block 2, Lot 66 Zone: R6
Application for: Area variance to relocate an existing gazebo with a rear yard setback of 13.5 feet where a minimum of 19 feet is required, a deficiency of 5.5 feet or 28.9%.

- 3. 16-59 64 Lyons Road**
Section 62, Block 2, Lot 32 Zone: R5
Application for: Area variance to widen an existing driveway which will result in 2596 square feet of total impervious surfaces on the property where a maximum of 2500 square feet is allowed, an excess of 96 square feet or 3.8%.

NEW BUSINESS

- 4. 16-62 15 Summit Street** **Public Hearing**
Section 76, Block 4, Lot 41 Zone: R5
Application for: Area variances to construct a second story addition over an existing garage with: (1) a rear yard setback of 22 feet where a minimum of 25 feet is required, a deficiency of 3 feet or 12%; (2) a side yard setback of 5.6 feet where a minimum of 8 feet is required, a deficiency of 2.4 feet or 30%.

- 5. 16-60 Cooked and Company, 134 Garth Road** **Public Hearing**
Section 49A, Block 1, Lots 2A and 3 Zone: RB
Application for: Area variance to permit 0 parking spaces where 1 additional parking space is required. The applicant proposes to expand an existing food service establishment into an adjacent tenant space previously occupied by a dental office. The gross floor area of the establishment will increase from 1038 square feet to 2049 square feet. The two tenant spaces are currently legal non-conforming with regard to parking (13 spaces required, 0 spaces provided). The proposed use will increase the parking demand by 1 space (14 parking spaces required, 0 provided). The application requires amended special permit approval to expand the food service establishment (in accordance with Section 12.D and Section 12.H.22 of the Zoning Law) and site plan and architectural approval from the Planning Board. The application appeared before the Planning Board for preliminary review on October 27, 2016.

- 6. 16-65 80 Park Drive Public Hearing**
Section 65.C, Block 5, Lot 10 Zone: R5
Application for: Area variances to construct a one-story vestibule at the front entrance to an existing residence with: (1) a front yard setback for the vestibule of 25 feet where a minimum of 30 feet is required, a deficiency of 5 feet or 16.6%; (2) a front yard setback for the roof overhang of 23 feet where a minimum of 26 feet is required, a deficiency of 3 feet or 11.5%.

ADJOURNED ITEMS

- 7. 16-30 Keller Williams, 760 White Plains Road Continued Public Hearing**
ADJOURNED TO THE JANUARY 10, 2017, ZBA MEETING
Section 61, Block 4, Lot 5 Zone: RB
Application for: Area variances to construct a three story front addition to the existing real estate office (increasing the gross floor area from 4310 square feet to 7061 square feet) with: (1) a left 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 right side yard setback of 6.4 feet where a minimum of 10 feet is required, a deficiency of 3.6 feet or 36%; (3) 9 parking spaces where a minimum of 36 parking spaces are required, a deficiency of 27 parking spaces or 75%; (4) a parking backup aisle width of 19 feet where a minimum of 25 feet is required, a deficiency of 6 feet or 24%. The application requires site plan and architectural approval from the Planning Board; (5) an 8-foot-wide HC accessible parking space where a minimum of 9 feet is required, a deficiency of 1 foot or 16.7%. (Note: The NYS Building Code requires HC accessible parking spaces be a minimum of 8 feet wide with an adjacent 8-foot-wide access aisle. The Zoning Law of the Town of Eastchester requires that all parking spaces be a minimum of 9 feet wide).

Date: November 4, 2016, at 11:30 a.m.
Revised: November 10, 2016, at 12:00 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) to access the most current agenda prior to each meeting. On the Home page select “FIND” in the menu box on the left, then select “AGENDAS”. The Agendas for each Board are posted for review.