

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
June 14, 2016  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 10, 2016

**OLD BUSINESS: Resolutions Only**

1. 16-24      **179 Park Avenue**      Public Hearing Closed on May 10, 2016  
Section 65B, Block 3, Lot 48A      Zone: R6  
Application for: An area variance to construct a two story rear addition with a gross floor area of 2965.9 square feet where 2822.7 square feet is permitted, an excess of 143.2 square feet or 5.1%.
  
2. 16-25      **6 D'Ambrosio Way**      Public Hearing Closed on May 10, 2016  
Section 72, Block 3, Lot 6E      Zone: R5  
Application for: An area variance to construct a new 2 story residence on a vacant parcel with a gross floor area of 3130 square feet where 2731 square feet is permitted, an excess of 399 square feet or 14.6%.
  
3. 16-28      **4 Santa Monica Drive**      Public Hearing Closed on May 10, 2016  
Section 66D, Block 1, Lot 27      Zone: R10  
Application for: Area variances to construct a one story garage and entry portico with: (1) a front yard setback (for the garage) of 8 feet where 30 feet is required, a deficiency of 22 feet or 73.3%; (2) a gross floor area (with the garage and portico) of 4309 square feet where 4245 square feet is permitted, an excess of 64 square feet or 1.5%.
  
4. 16-29      **26 Vernon Drive**      Public Hearing Closed on May 10, 2016  
Section 64C, Block 2, Lot 1      Zone: R7.5  
Application for: Area variances to construct a two story rear yard addition with: (1) a side yard setback of 12.5 feet where 14 feet is required, a deficiency of 1.5 feet or 10.7%; (2) a rear yard setback of 23.5 feet where 25 feet is required, a deficiency of 1.5 feet or 6%.

**ADJOURNED ITEMS**

1. 16-30      **760 White Plains Road**      **Public Hearing**  
**Adjourned to the September 13, 2016, 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 with: (1) a left side yard setback of 8.6 feet where 10 feet is required, a deficiency of 1.4 feet or 14%; (2) a right side yard setback of 6.4 feet where 10 feet is required, a deficiency of 3.6 feet or 36%; (3) 4 parking spaces where 37 parking spaces are required, a deficiency of 33 parking spaces or 89.2%; (4) a parking backup aisle width of 17.3 feet where 25 feet is required, a deficiency of 7.7 feet or 30.8%.

2. 16-37      **100 Stewart Avenue, St. Luke's Church**      **Public Hearing**  
**Cooper's Corner Montessori International**  
**Adjourned to the September 13, 2016, ZBA meeting**  
Section 61, Block 4, Lot 5      Zone: R5  
Application for: Special permit approval to operate a nursery school within St. Luke's Church parish hall.
3. 16-38      **51 Joyce Road**      **Public Hearing**  
**Adjourned to the September 13, 2016, ZBA meeting**  
Section 66H, Block 2, Lot 30      Zone: R5  
Application for: Area variances to construct a second floor addition with: (1) a side yard setback adjacent to a street setback of 10.5 feet where 14 feet is required, a deficiency of 3.5 feet or 25%; (2) A gross floor area of 3303 square feet where 2459 square feet is permitted, an excess of 844 square feet or 34.3%.

**Date:**      June 9, 2016, at 3:00 p.m.

\*Please be advised that the posted agendas are subject to change. Applicants may withdraw or adjourn applications previously scheduled to be heard. It is recommended that you visit the town's website ([www.eastchester.org](http://www.eastchester.org)) to check agendas prior to each meeting. Simply click on FIND in the menu box on the left and then proceed to DEPARTMENTS; BUILDING & PLANNING; AGENDAS. The agendas and minutes for each Board are posted for review.