Agenda

TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

January 13, 2015

7:00 p.m.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: November 13, 2014 and November 30, 2014

NEW BUSINESS

1. 14-59 **233 Main Street** **Public Hearing**

Section 69, Block 5, Lot 11 Zone: RB

Application for: area variances to permit alterations and additions (totaling 1,698 square feet) to an existing mixed-use building with: (1) a proposed front yard setback of 1.66 feet where a minimum of 10 feet is required, a deficiency of 8.34 feet or 83.4 percent; (2) a proposed right yard setback of 0 feet where a minimum of 10 feet is required, a deficiency of 10 feet or 100 percent; (3) a left side yard setback of 0 feet where a minimum of 10 feet is required, a deficiency of 10 feet or 100 percent; (4) 0 proposed off-street parking spaces where a minimum of 12 spaces required, a deficiency of 12 spaces or 100 percent.

2. 14-63 **171 Brook Street** **Public Hearing**

Section 60, Block 4, Lot 24 Zone: RB

Application for: an area variance to permit an additional 468 square feet of office space in the basement of an existing mixed-use building requiring 3 additional parking spaces where 0 new parking spaces are proposed, a deficiency of 3 spaces or 100 percent.

ADJOURNED

(The following item will not be discussed at the January 13, 2015 meeting)

1. 13-36 **504 New Rochelle Road** **Public Hearing - Continued**

ADJOURNED for additional information

Section 85, Block 4, Lot 1 Zone: RB

Application for: area variances to permit the construction of a convenience store at an existing gas and service station (existing gas pumps will remain, but service areas will be eliminated) with: (1) 6 parking spaces where a minimum of 16 is required, a deficiency of 10 spaces or 62.5 percent; (2) a separation distance of 5.5 feet between the proposed building and a One Family Residence District where a minimum of 40 feet is required, a deficiency of 34.5 feet or 86.3 percent; (3) a separation distance of 5.5 feet between the parking area and a One Family Residence District where a minimum of 20 feet is required, a deficiency of 14.5 feet or 72.5 percent; (4) no interior landscaping where a minimum or 10 square feet of interior landscaping for each parking space and 1 tree with a 4 inch caliper at breast height for every six parking spaces is required; (5) a backup aisle width of 16.3 feet where a minimum of 25 feet is required, a deficiency of 8.7 feet or 35 percent. The application also requires site plan, architectural review and special permit approval from the Planning Board. (The special permit is pursuant to Section 12.H.22, Food Service Establishment, of the Zoning Law.)

Date Issued: January 8, 2015 at 5:00 p.m.