

Agenda
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
May 12, 2015
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: April 14, 2015

OLD BUSINESS: RESOLUTIONS

1. 13-36 **504 New Rochelle Road** (Public Hearing Closed on February 10, 2015)
Section 85, Block 4, Lot 1 Zone: RB
Application for: area variances to convert and expand an existing service station for use as a convenience store (the existing gas pumps are proposed to remain) with: (1) 6 parking spaces where a minimum of 14 is required, a deficiency of 8 spaces or 57.1 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) a backup aisle width of 16.3 feet where a minimum of 21 feet is required, a deficiency of 4.7 feet or 22.3 percent.

2. 15-18 **102 White Road** (Public Hearing Closed on April 14, 2015)
Section 56, Block 2, Lot 26 Zone: R5
Application for: an area variance to permit a proposed driveway with a right side yard setback of 1.67 feet where a minimum of 3 feet is required, a deficiency of 1.33 feet or 44.4 percent.

NEW BUSINESS

3. 15-22 **171 Brook Street** Zone: RB
Section 60, Block 4, Lot 24
Application for: a motion from the ZBA to hold a rehearing of Application 14-63, 171 Brook Street, which sought an area variance to permit 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. The application was denied on February 10, 2015. The current application is being made in accordance with Section 267-a(12) of NYS Town Law.

ADJOURNED

(The following item will not be discussed at the May 12, 2015 meeting)

1. 15-08 **185 Summerfield Street** **Public Hearing - Continued**

ADJOURNED for additional information

Section 60, Block 3, Lot 37

Zone: RB

Application for: an area variance to permit 4 parking spaces where a minimum of 17 is required, a deficiency of 13 parking spaces or 76.4 percent, for an existing 2,855 square foot building with office space on the second floor and a proposed restaurant on the first floor.

Date Issued: May 7, 2015 at 4:00 p.m.

Revised: May 12, 2015 at 5:30 p.m.