

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
October 12, 2021
7:00 p.m.

The meeting will be held **in person** at:
Town of Eastchester Town Hall, Court Room/Auditorium,
40 Mill Road, Eastchester, New York

You can view current submissions for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_attachments_october_12th.php

Previous submissions for Old Business items can be accessed from prior agendas posted on the Town's website.
Past meeting dates are noted in the descriptions of the applications on this agenda.**

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: September 14, 2021

RESOLUTIONS

- 1. 21-26, 18 Oakridge Place**
- 2. 21-27, 15 Webster Road**

NEW BUSINESS

3. 21-33, 25 Greenvale Place

Section 63A, Block 1, Lot 19

Public Hearing

Zone: R6

Application for: Area variances to construct a one-story rear addition and outside landing and stairway to permit: (1) a side yard setback for the stairway of 5.8 feet whereas a minimum of 6 feet is required, a deficiency of 0.2 feet or 3.3%; (2) a rear yard setback for the stairway landing of 17.3 feet whereas a minimum of 19 feet is required, a deficiency of 1.7 feet or 8.9%; (3) a rear yard setback for the addition of 19.8 feet whereas a minimum of 25 feet is required, a deficiency of 5.2 feet or 20.8%; (4) a gross floor area of 3182 square feet whereas a maximum of 2823 square feet is permitted, an excess of 359 square feet of 12.7%.

4. 21-34, 883 California Road

Section 73, Block 1, Lot 20.B

Public Hearing

Zone: R6

Application for: Area variances to construct a pool and patio to permit: (1) a rear yard setback for the pool of 9 feet whereas a minimum of 10 feet is required, a deficiency of 1 foot or 10%; (2) impervious surface coverage of 7045 square feet where a maximum of 4433 square feet is permitted, an excess of 2612 square feet or 58.9%. (The property has a legal non-conforming impervious surface coverage of 6420 square feet; the applicant proposes to increase the coverage by 625 square feet).

5. 21-35, 6 Sprague Road

Section 53, Block 2, Lot 3

Public Hearing

Zone: R5

Application for: Area variances to construct a screened in porch over a portion of an existing rear deck to permit: (1) a rear yard setback of 20.6 feet whereas a minimum of 25 feet is required, a deficiency of 4.4 feet or 17.6%; (2) impervious surface coverage of 3485 square feet whereas a maximum of 2783 square feet is permitted, an excess of 722 square feet or 26.1%.

6. 21-36, 24 Tudor Lane

Public Hearing

Section 63F, Block 2, Lot 28

Zone: R6

Application for: Area variances for a proposed two-story addition to permit: (1) a rear yard setback of 22.5 feet whereas a minimum of 25 feet is required, a deficiency of 2.5 feet or 10%; (2) a gross floor area of 2558 square feet where a maximum of 2,500 square feet is permitted, an excess of 58 square feet or 2.3%.

7. 21-37, 106 Fisher Avenue

Public Hearing

Section 39, Block 1, Lot 1

Zone: M350

Application for: The applicant proposes to modify dwelling units in an existing mixed-use building (commercial space on the first floor with residential units above) to replace one two-bedroom unit with two one-bedroom units on the third floor and to create a one-bedroom unit on the fourth floor (currently used for storage space). The proposed modifications will increase the parking demand for the building from 12 spaces to 14 spaces whereas one space is provided. Therefore, the applicant seeks an area variance to permit one parking space whereas a minimum of 14 spaces is required, a deficiency of 13 parking spaces or 92.8%.

ADJOURNED APPLICATIONS (This application will not be heard at the October 12, 2021 ZBA meeting)

1. 20-19, Kidz Korner, 189-191 Brook Street

Public Hearing Continued

Adjourned for additional information

Section 64, Block 4, Lots 34, 35

Zone: RB

Application for: Special permit and area variances for a proposed two-story commercial day care facility. The special permit is required in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law. Area variances are required to permit: (1) a lot area of 5000 square feet whereas a minimum of 15,000 square feet is required, a deficiency of 10,000 square feet or 67%; (2) a rear yard setback of 13 feet whereas a minimum of 30 feet is required, a deficiency of 17 feet or 56.6%; (3) a first (left) side yard setback of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50%; (4) a second (right) side yard setback of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50%; (5) 3 parking spaces whereas a minimum of 21 spaces are required, a deficiency of 18 spaces or 85.7%. The applicant previously appeared before the ZBA on April 13, 2021.

Date Issued: October 7, 2021 at 3:30 p.m.

Revised: October 8, 2021 at 2:30 p.m.

*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 “Forms and Documents” in the menu box to the right, then select “Agendas” in the menu box to the left. The agendas for each Board are posted for review. Last minute adjournments may not be reflected on the posted agendas. Under certain circumstances, the Board may hear agenda items out of order.

**Links to past submissions are provided on all agendas beginning on May 28, 2020. Submissions for meetings prior to that date (as well as subsequent submissions) are available for review in the Building & Planning Department. Under certain circumstances, these submissions may be available electronically as well upon request to the Building & Planning Department.