

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
**Remote Zoom Meeting**  
June 8, 2021  
7:00 p.m.

All meeting participants must register for the Zoom meeting by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_OeNBoTTFSxCpJTaMDZcfTA](https://zoom.us/webinar/register/WN_OeNBoTTFSxCpJTaMDZcfTA)

You can view submission items for each application by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/zoning\\_board\\_agenda\\_june\\_8th.php](https://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_june_8th.php)

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: April 13, 2021

### **RESOLUTIONS**

1. **21-19, 2 Pasadena Road**
2. **21-18, 84 Lakeview Avenue**
3. **21-13, 4 Sprague Road**

### **NEW BUSINESS**

4. **21-24, 97 Tuckahoe Avenue** **Public Hearing**  
Section 72, Block 1, Lot 1 Zone: R6  
Application for: An area variance to legalize a modification to an existing driveway resulting in a side yard setback of 1.9 feet whereas a minimum of 3 feet is required, a deficiency of 1.1 feet or 36.7%.

### **ADJOURNED APPLICATIONS** (This application will not be heard at the June 8, 2021 meeting)

1. **20-19, Kidz Korner, 189-191 Brook Street** **Public Hearing Continued**  
**Adjourned to the September 14, 2021 ZBA Meeting**  
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 proposed 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 proposed rear yard setback of 13 feet whereas a minimum of 30 feet is required, a deficiency of 17 feet or 56.6%; (3) a proposed 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 proposed 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 proposed 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 at a meeting on April 13, 2021.

**Date Issued:** June 4, 2021 at 9:30 a.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 Applications may be withdrawn or adjourned at any time prior to the meeting.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](http://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 as well.