

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
September 14, 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_sept_14th.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: April 13, 2021, May 11, 2021 and June 8, 2021

RESOLUTIONS

1. 21-24, 97 Tuckahoe Avenue

NEW BUSINESS

2. 21-26, 18 Oakridge Place

Public Hearing

Zone: R3

Section 65D, Block 5, Lot 24

Application for: Area variances to expand an existing garage and front porch to permit: (1) a proposed front yard setback for the garage of 16.3 feet whereas a minimum of 30 feet is required, a deficiency of 13.7 feet or 45.7%; (2) a proposed front yard setback for the porch of 16.3 feet, whereas a minimum of 26 feet is required, a deficiency of 9.7 feet or 37.3%; (3) a proposed side yard setback for the garage of 6.8 feet whereas a minimum of 8 feet is required, a deficiency of 1.2 feet or 15% (4) a proposed side yard setback for the porch of 3.1 feet, whereas a minimum of 6 feet is required, a deficiency of 2.9 feet or 48.3%; and, (5) a porch which is 21.2 feet wide, whereas a maximum width of 9.7 feet is permitted, an excess of 11.5 feet or 118.6%.

3. 21-27, 15 Webster Road

Public Hearing

Zone: R5

Section 61, Block 4, Lot 23

Application for: An area variance for a proposed two-story addition to an existing single-family home with a proposed side yard setback of 7 feet, whereas a minimum of 9 feet is required, a deficiency of 2 feet or 22.2%.

4. 21-28, 4 Sprague Road

Public Hearing (area variances only)

Zone: R5

Section 61, Block 4, Lot 23

Application for: To rehear an application for an area variances to legalize an existing shed with: (1) a side yard setback of 2.1 feet, whereas a minimum of 5 feet is required, a deficiency of 2.9 feet or 58%; and (2) a 3.5 foot separation between the shed and the residence whereas a minimum of 10 feet is required, a deficiency of 6.5 feet or 65%. The ZBA considered these area variances at a meeting on May 11, 2021. At that time the variances were denied. In order to consider the current application, the Board must vote to rehear the application in accordance with Town Law §267-a(12).

ADJOURNED APPLICATIONS (This application will not be heard at the September 14, 2021 meeting)

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

Public Hearing Continued

Adjourned to the October 12, 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 on April 13, 2021 and May 11, 2021.

Date Issued: September 10, 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.