

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

January 9, 2018

7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: November 14, 2017

RESOLUTIONS

- 1. 17-60 120 Clarence Road** Zone: R5
Section 56, Block 1, Lot 5
Application for: Area variances to construct a new two-story addition and front portico on an existing single family home to permit: (1) a front yard setback of 21.7 feet where a minimum of 30 feet is required, a deficiency of 8.3 feet or 27.7%; (2) a left side yard setback of 7.3 feet where a minimum of 8 feet is required, a deficiency of 0.7 feet or 7%; (3) a front portico setback of 18.7 where a minimum of 26 feet is required, a deficiency of 7.3 feet or 28%. The existing residence has a legal nonconforming front yard setback of 25.2 feet.

OLD BUSINESS

- 2. 16-14 600 White Plains Road – Gas Mart** **Interpretation: Public Hearing Closed**
Use and Area Variances: Public Hearing Continued
Section 65A, Block 3, Lot 11 Zone: R7.5
Application for: (1) An interpretation/appeal of the Building Inspector's determination that a retail (convenience store) use, proposed to occupy two existing service bays, is not permitted and, therefore, a use variance is required, and if the ZBA upholds the Building Inspector's determination; (2) a use variance to convert two existing service bays for a retail (convenience store) use, and; (3) area variances from landscape requirements for front, perimeter and transition buffer areas (if a use variance is approved).

NEW BUSINESS

- 4. 17-66 18 Hickory Hill Road** **Public Hearing**
Section 66E, Block 3, Lot 42 Zone: R6
Application for: Area variances to construct a new covered front porch on an existing single family home to permit: (1) a front yard porch setback of 25 feet where a minimum of 26 feet is required, a deficiency of 1 foot or 3.8%; (2) a front porch width of 30.92 where a maximum of 13.05 feet is allowed, an excess of 17.87 feet or 137%.
- 5. 17-68 14 Lorrain Drive** **Public Hearing**
Section 65G, Block 4, Lot 30 Zone: R6
Application for: Area variances to construct additions and alterations on an existing single family home to permit: (1) a side yard setback for the second story left-side addition of 7.7 feet where a minimum of 10 feet is required, a deficiency of 2.3 feet or 23%; (2) a side yard setback for the second story left-side dormer of 8.8 feet where a minimum of 10 feet is required, a deficiency of 1.2 feet or 12%; (3) a side yard setback for the first story right-side addition of 8.6 feet where 10 feet is required, a deficiency of 1.4 feet or 14%; (4) a side yard setback for the second story right-side dormer of 9.6 feet where a minimum of 10 feet is required, a deficiency of 0.4 feet or 4%; (5) an impervious surface coverage of 2773.8 square feet where a maximum of 2374.5 square feet is permitted, an excess of 399.3 square feet or 16.8%.

6. 17-67 19 Stebbins Avenue Public Hearing
 Section 75, Block 6, Lot 34 Zone: R5
Application for: Area variances to construct a one story addition on an existing single family home to permit: (1) a front yard setback of 10 feet where a minimum of 30 feet is required, a deficiency of 20 feet or 66.7%; (2) a gross floor area of 3032 square feet where a maximum of 2474 feet is allowed, an excess of 558 square feet or 22.6%; (3) an impervious surface coverage of 4480 square feet where a maximum of 3185 square feet is permitted, an excess of 1295 square feet or 40.7 %.

7. 17-55 330 White Plains Road Public Hearing
 Section 69, Block 2, Lot 1 Zone: RB
Application for: Area variances to construct a one story addition at the rear of an existing commercial structure to permit: (1) a rear yard setback of 1.5 feet where a minimum of 40 feet is required, a deficiency of 38.5 feet or 96.3%; (2) a side yard setback of 2.5 feet where a minimum of 10 feet is required, a deficiency of 7.5 feet or 75%; (3) parking spaces for 5 vehicles where a minimum of 11 parking spaces is required, a deficiency of 6 parking spaces or 54.5%; (4) a parking lot aisle width of 20 feet where a minimum of 25 feet is required, a deficiency of 5 feet or 20%..

ADJOURNED ITEMS (These items will not be heard at the January 9, 2018, ZBA meeting)

1. 17-58 454 California Road Continued Public Hearing
Adjourned to the February 13, 2018, ZBA Meeting
 Section 80H, Block 1, Lot 15 Zone: R7.5
Application for: Area variance to permit an 8 foot tall rear yard fence where a maximum height of 6 feet is allowed, an excess of 2 feet or 33.3%.

2. 17-65 157 Montgomery Avenue Public Hearing
Adjourned to the February 13, 2018, ZBA Meeting
 Section 59, Block 2, Lot 5 Zone: GB
Application for: An appeal of the Building & Planning Departments determination that (1) in addition to the multi-family use, the property may only be used for the storage of contractors’ equipment, trucks or busses and may not be used for the storage of construction supplies or materials or for construction/fabrication activities; (2) the property is subject to the provisions of Section 7.B.5 of the Zoning Law which states, in part, “No dumping or storage of litter, garbage, ashes, cans, broken glass, landscaping materials, construction material, rubbish or other refuse or debris of any kind. . . shall be permitted on any lot . . .”, and; (3) the property is subject to the provisions of Section 5.A. of the Zoning Law which states, in part, “The Building Inspector and other enforcement officers are hereby authorized to enforce . . . all applicable Federal, State, or Town laws, rule or regulations pertaining to property located within all of the zoning districts of the Town.” In this case specifically pertaining to Section 2.2.4, Permit Necessary, of Local Law 3-2009, Supplemental Provisions to the New York State Fire Prevention and Building Code, and; (4) the property is subject to the provisions of Section 11.E.1 of the Zoning Law which states, in part, “Any application for a building permit to construct, erect, or alter a multi-family or non-residential structure, shall be referred by the Building Inspector to the Planning Board for review in accordance with this section”

Date: January 5, 2018, at 3:00 p.m.; January 8, 2018, at 10:30 a.m.; January 9, 2018, at 4:00 p.m.

* Please note that 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 “FIND” in the menu box to the left, then select “AGENDAS”. The agendas for each Board are posted for review.