

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
January 9, 2024 at 7:00 p.m.

The meeting will be held 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/zba_agenda_items_2024.php

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: November 14, 2023

RESOLUTIONS

1. **23-32, 600 White Plains Road**
Adjourned to the February 13, 2024 ZBA Meeting
2. **23-33, 2 Cross Hill Road**
Adjourned to the February 13, 2024 ZBA Meeting

NEW BUSINESS

1. **23-40, 11 Wright Place** **Public Hearing**
Section 50, Block 6, Lot 1 Zone: R5
Application for: Area variances for a proposed rear addition to an existing residence to permit: (1) a pre-existing non-conforming front yard setback of 27.3 feet whereas a minimum of 30 feet is required, a deficiency of 2.7 feet or 9%; (2) a side yard setback of 5 feet whereas a minimum of 8 feet is required, a deficiency of 3 feet or 37.5%.
2. **23-34, Crema Caffè, 470 White Plains Road** **Public Hearing**
Section 65G, Block 2, Lot 23 Zone: RB
Application for: Proposed change of use from a dry cleaner to a food service establishment. Area variance to permit: (1) 11 parking spaces where 58 parking spaces are required, a deficiency of 47 or 80.4%.
3. **23-35, Total Form Fitness, 95 Montgomery Avenue** **Public Hearing**
Section 58, Block 3, Lot 36 Zone: RB
Application for: Proposed change of use from office to fitness center. Requested variances to permit: (1) 10 parking spaces where 72 parking spaces are required, a deficiency of 62 or 81%, (2) front yard setback of 10 feet whereas a minimum of 100 feet is required, a deficiency of 90 feet or 90%; (3) a rear yard setback of 30 feet whereas a minimum of 100 feet is required, a deficiency of 70 feet or 70%; (4) a first side yard setback of 13 feet whereas a minimum of 100 feet is required, a deficiency of 87 feet or 87%; (5) a second side yard setback of 0 feet whereas a minimum of 100 feet is required, a deficiency of 100 feet or 100%; (6) proposed hours of operation 6 a.m. – 6 p.m., Monday – Saturday, Closed – Sunday, whereas the Zoning Law restricts hours of operation to 9 a.m. – 10 p.m., Sunday-Thursday, 9 a.m. – 11 p.m. Friday – Saturday.
4. **23-38, 210 Hillside Place** **Public Hearing**
Section 44, Block 3, Lot 27 Zone: RB
Application for: Area variances for a proposed roof overhang of the existing structure and changing from a flat roof to a hip style roof to create more space for existing business to permit: (1) a rear yard setback of 0 feet whereas a minimum of 30 feet is required, a deficiency of 30 feet or 100%; (2) a side yard setback of 10 feet whereas a minimum of 10 feet is required, a deficiency of 6.8 feet or 68%; (3) a reduction in required parking spaces from 6 to 5, a deficiency of 1 parking space or 16.6%.

- 5. 23-39, 122 Montgomery Avenue** **Public Hearing**
 Section 59, Block 5, Lot 7 Zone: GB
Application for: Area variance for a proposed new commercial structure, after removal of a residential structure to permit: (1) a rear yard setback of 5 feet whereas a minimum of 30 feet is required, a deficiency of 25 feet or 83.3%.
- 6. 23-27, 360 White Plains Road** **Public Hearing**
 Section 66L, Block 1, Lot 1 Zone: ORB
Application for: Area variances for a proposed 2-story new commercial building with basement on existing impervious surface to permit: (1) frontage upon a local street occupied by or leading to residential uses pursuant to Section 7E; (2) an existing non-conforming condition with existing parking within 20 feet from a residential zone; no change proposed; (3) a reduction in required parking spaces from 100 to 78, a deficiency of 22 parking spaces or 22%.
- 7. 23-30, 249 Main Street and 27 New Street** **Public Hearing**
 Section 69, Block 5, Lot 6 & 6C Zone: RB
Application for: Area variances for a proposed six-story building with 25 units consisting of ten (10) two-bedroom units and fifteen (15) one-bedroom units with 36 parking spaces and related amenities to permit: (1) the height of the building at 6 stories whereas a maximum of 4 stories is permitted, an excess of 2 stories or 50%; (2) the height of the building at 67.12 feet whereas a maximum of 45 feet is permitted, an excess of 22.12 feet or 49.16%; (3) 36 parking spaces whereas a minimum of 43 parking spaces are required, a deficiency of 7 or 16.28%; (4) impervious surface coverage of 19,165 square feet whereas a maximum of 14,571 square feet is permitted, an excess of 4,414 square feet or 21%; (5) from perimeter landscaping requirements, approximately 130 feet of the perimeter of the property has no perimeter landscaping; (6) from designated snow removal area (no area for snow removal is provided); (7) to permit a backup aisle of 22.6 feet whereas 24 feet is required, a deficiency of 1.4 feet or 6%.

ADJOURNED ITEM (This item will **not** be heard at the January 9, 2024 ZBA Meeting)

- 1. 23-02, 203 Beech Street Subdivision**
Adjourned to the February 13, 2024 ZBA Meeting
 Section 72, Block 3, Lots 13 and 15.2; Section 79B, Block 6, Lot 10 Zone: R5 & R6
Application for: Area variances for a proposed 8-lot subdivision to permit: (1) a radius at the property line at the intersection of local streets of 0 feet where a minimum of 12 feet is required, a deficiency of 12 feet or 100%; (2) a distance of 108 feet between center lines of offset intersecting streets, whereas a minimum of 150 feet is required, a deficiency of 42 feet or 28%. This application appeared before the ZBA on October 10, 2023.

Date Issued: December 28, 2023 at 10:30 a.m.

Revised: January 8, 2024 at 11:00 a.m.

* The posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. Visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting. Last minute adjournments may not be reflected on the posted agendas and applications may be heard out of order at the discretion of the Chair. If you have any questions regarding any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319 or lherbert@eastchester.org. Applications are available for review electronically (by clicking the link at the top of the agenda) and physically in the Building & Planning Department.