

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
January 10, 2023 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_january_10_2023.php

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: November 15, 2022

RESOLUTIONS:

1. **22-41, 1091 California Road**
2. **22-38, 54 Stratford Road**
3. **22-42, 883 California Road**
4. **22-43, 59 Overlook Avenue**
5. **22-44, 118 Park Avenue**
6. **22-45, Kidz Korner, 4 Grayrock Road**

NEW BUSINESS

1. **22-48, 5 Nancy Place** **Public Hearing**
Section 80G, Block 1, Lot 27 Zone: R7.5
Application for: Area variances related to proposed additions and alterations to an existing single-family residence to permit: (1) a front yard setback of 19 feet whereas a minimum of 30 feet is required, a deficiency of 11 feet or 36%; (2) a right side yard setback of 11 feet whereas a minimum of 12 feet is required, a deficiency of 1 foot or 8.3%.

2. **22-49, 120 Lake Shore Drive** **Public Hearing**
Section 64G, Block 3, Lot 18 Zone: R15
Application for: Area variance related to proposed additions and alterations to an existing single-family residence to permit: (1) a side yard adjoining street setback of 14.8 feet whereas a minimum of 16 feet is 1.2 feet or 7.5%.

3. **22-50, 14 Hilltop Road** **Public Hearing**
Section 7D, Block 4, Lot 4 Zone: R10
Application for: Area variance for a proposed swimming pool to permit: (1) a separation between the pool and the principal building of 12 feet whereas a minimum of 14 feet is required, a deficiency of 2 feet or 14.3%; (2) a rear yard setback for the pool of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50%.

Date Issued: January 6, 2023 at 1:00 p.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 Applications may be withdrawn or adjourned at any time prior to the meeting.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 muhle@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.