

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
Tuesday, January 12, 2021  
7:00 p.m.

The meeting will be conducted by video conference using Zoom  
All meeting participants must register for the Zoom meeting in advance by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_YPuTz0jCS--Z6JbKSz\\_rXA](https://zoom.us/webinar/register/WN_YPuTz0jCS--Z6JbKSz_rXA)

You can view submission items for each application by clicking on this link:  
[https://www.eastchester.org/departments/zoning\\_board\\_of\\_appeals\\_january\\_12,\\_2021\\_attachments.php](https://www.eastchester.org/departments/zoning_board_of_appeals_january_12,_2021_attachments.php)

Original 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 the agenda.

- Call to Order
- Roll Call
- Approval of Minutes: October 13, 2020 and November 10, 2020

**RESOLUTIONS**

1. **20-35, 66 Brambach Avenue**
2. **20-38, 5 Howell Place**
3. **19-42, 5 Ray Place**

**OLD BUSINESS**

4. **20-37, Immaculate Conception Church and ArchCare**  
**265 White Plains Road (aka 53 Winter Hill Road)** **Public Hearing**  
Section 74, Block 3, Lots 1 and 9T Zone: R10  
Application for: A special permit in accordance with Section 12.H.14 of the Zoning Law (Place of Worship), to rehabilitate and convert an existing convent to provide 10 residential units for high-functioning individuals with autism. The facility is proposed to be known as ArchCare's St. Frances Cabrini Apartments at Immaculate Conception Church. The application previously appeared before the ZBA on November 10, 2020.

**NEW BUSINESS**

5. **21-01, 33 Stewart Place** **Public Hearing**  
Section 65A, Block 3, Lot 9.3 Zone: R7.5  
Application for: Area variance to construct a deck with a side yard setback of 6 feet, whereas a minimum of 8 feet is required, a deficiency of 2 feet or 25%.
6. **21-02, 32 Lake Shore Drive** **Public Hearing**  
Section 64M, Block 1, Lot 49 Zone: R15  
Application for: An interpretation of Section 9.P of the Zoning Law regarding impervious surface coverage or, in the alternative, an area variance to construct a patio resulting in total impervious surface coverage of 10,595 square feet, whereas a maximum of 7977 square feet is permitted, an excess of 2618 square feet or 32.8%. Existing impervious surfaces on the property are legal non-conforming at 8544 square feet.

**7. 21-03, 48 Harney Road**

**Public Hearing**

Section 57, Block 6, Lot 30

Zone: R6

Application for: Area variances to legalize an above ground pool and deck to permit: (1) a rear yard setback for the pool of 4.9 feet whereas a minimum of 10 feet is required, a deficiency of 5.1 feet or 51%; (2) a side yard setback for the deck of 3.6 feet whereas a minimum of 5 feet is required, a deficiency of 1.4 feet or 28%; and (3) a rear yard setback for the deck of .4 feet where as a minimum of 5 feet is required, a deficiency of 4.6 feet or 92%.

**Date Issued:** January 6, 2021 at 11:30 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. Please note that last minute adjournments may not be reflected on the posted agendas.