

**The February 8, 2022 ZBA meeting has been CANCELED.
All items on the agenda have been adjourned to the
March 8, 2022 ZBA meeting**

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
February 8, 2022
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

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: January 11, 2022

OLD BUSINESS

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

Public Hearing

ADJOURNED TO THE MARCH 8, 2022 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 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 rear yard setback of 13 feet whereas a minimum of 30 feet is required, a deficiency of 17 feet or 56.6%; (3) a 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 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 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.

Date Issued: February 4, 2022 at 2:00 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 Applications may be withdrawn or adjourned at any time prior to the meeting.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. Last minute adjournments may not be reflected on the posted agendas. Under certain circumstances, the Board may hear agenda items out of order. If you have any questions about an agenda item, contact the Building & Planning Department at (914) 771-3317 or building@eastchester.org.

**Links to past submissions are provided on all agendas beginning on May 28, 2020. Submissions for meetings prior to that date 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.