

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

Tuesday, February 9, 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/j/93610800419?pwd=ZmlhclpKaFYrVEJnVldmRVF6Y0tqZz09>

You can view submission items for each application by clicking on this link:
https://www.eastchester.org/departments/zoning_board_of_appeals_february_9,_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: January 12, 2021

RESOLUTIONS

1. **20-37, Immaculate Conception Church and ArchCare**, 265 White Plains Road (aka 53 Winter Hill Road)
2. **21-01, 33 Stewart Place**

OLD BUSINESS

3. 21-02, 32 Lake Shore Drive

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 9878 square feet (reduced from 10,595 square feet), whereas a maximum of 7977 square feet is permitted, an excess of 1901 square feet (reduced from 2618 square feet) or 23.8% (reduced from 32.8%). Existing impervious surfaces on the property are legal non-conforming at 8544 square feet. The application previously appeared before the ZBA on January 12, 2021 at which time the Public Hearing was opened and closed and the Board recommended the applicant return with a modified plan. The applicant subsequently revised the application to reduce the extent of the proposed area variances as noted above.

4. 21-03, 48 Harney Road

Section 57, Block 6, Lot 30

Public Hearing

Zone: R6

Application for: An area variance to legalize an above ground pool with a rear yard setback of 5.1 feet whereas a minimum of 10 feet is required, a deficiency of 4.9 feet or 49%. The application previously appeared before the ZBA on January 12, 2021 at which time the Public Hearing was opened and closed. The applicant subsequently revised the application, eliminating two of the previously proposed area variances (relating to the legalization of a deck), and re-noticed for a new Public Hearing.

ADJOURNED ITEMS (The following applications will not be heard at the February 9, 2021 ZBA Meeting)

1. 21-07, 23 Club Way

Adjourned to the March 9, 2021 ZBA Meeting

Section 63E, Block 3, Lot 1

Public Hearing

Zone: R7.5

Application for: Area variance to construct a 2-story addition with: (1) a side yard setback of 12 feet whereas a minimum of 8 feet is required, a deficiency of 4 feet or 33.3%, (2) a rear yard setback of 15.8 feet whereas a minimum of 25 feet is required, a deficiency of 9.2 feet or 36.8%.

2. 21-08, 65 Joyce Road

Public Hearing

Adjourned to the March 9, 2021 ZBA Meeting

Section 66H, Block 4, Lot 24

Zone: R5

Application for: Area variance to construct a rear addition resulting in a total gross floor area of 2512.8 square feet whereas a maximum of 2330 is permitted, an excess of 182.8 square feet or 7.8%.

Date Issued: February 5, 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) 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.