

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
February 14, 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_february_14_2023.php

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: January 10, 2023

RESOLUTIONS

1. **22-48, 5 Nancy Place**
2. **22-49, 120 Lake Shore Drive**
3. **22-50, 14 Hilltop Road**

NEW BUSINESS

1. **23-04, 28 Reynolds Place** **Public Hearing**
Section 61G, Block 4, Lot 21 Zone: R5
Application for: Area variances to permit: (1) a rear yard setback for a proposed 2-story addition to an existing single-family home of 24.5 feet whereas a minimum of 25 feet is required, a deficiency of .5 feet or 2%; (2) a side yard setback for an existing shed of 0 feet whereas a minimum of 5 feet is required, a deficiency of 5 feet or 100%.
2. **23-05, 28 Howard Avenue** **Public Hearing**
Section 66J, Block 2, Lot 283 Zone: R5
Application for: Area variance for a proposed above-ground pool in the rear yard an existing single-family residence to permit a rear yard setback 2 feet whereas a minimum of 10 feet is required, a deficiency of 8 feet or 80%.
3. **23-06, 18 Laurel Place** **Public Hearing**
Section 67K, Block 2, Lot 79 Zone: R6
Application for: Area variances for a proposed 1-story rear addition to an existing single-family home to permit: (1) a rear yard setback of 24.8 feet whereas a minimum of 25 feet is required, a deficiency of 0.2 feet or 0.8%; (2) a separation between the existing garage and the proposed sunroom of 4.5 feet whereas a minimum of 10 feet is required, a deficiency of 5.5 feet or 55%.
4. **23-07, 59 Anderson Avenue** **Public Hearing**
Section 57, Block 1, Lot 28 Zone: R5
Application for: Area variance for a proposed 1-story detached garage to permit a rear yard setback of 2.2 feet whereas a minimum of 5 feet is required, a deficiency of 2.8 feet or 56%. The garage is proposed to replace an existing 1-story detached garage with an existing, legal non-conforming rear yard setback of 2.2 feet.

5. 23-08, 59 Overlook Avenue

Public Hearing

Section 76, Block 1, Lot 37

Zone: R5

Application for: Area variances for a proposed 1-story garage addition to an existing single-family home to permit: (1) a front yard setback of 19.4 feet whereas a minimum of 30 feet is required, a deficiency of 10.6 feet or 35.3%; (2) 1 parking space whereas a minimum of 2 spaces are required, a deficiency of 1 space or 50%.

6. 23-09, 57 Locust Avenue

Public Hearing

Section 54, Block 2, Lot 21

Zone: R5

Application for: Area variances for a proposed second-story addition over existing first floor footprint to permit: (1) a first side yard setback of 7.95 feet whereas a minimum of 8 feet is required, a deficiency of 0.05 feet or 0.62%; (2) a second yard setback of 8.69 feet whereas a minimum of 9 feet is required, a deficiency of 0.31 feet or 3.4%.

Date Issued: February 9, 2023 at 1:30 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.