

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
March 8, 2022 at 7:00 p.m.
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

You can view current submissions for each application by clicking on this link:
[https://cms5.revize.com/revize/eastchester/departments/zba_meeting - march 8, 2022.php](https://cms5.revize.com/revize/eastchester/departments/zba_meeting_-_march_8,_2022.php)

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 and 191 Brook Street** **Public Hearing Continued**
Section 64, Block 4, Lots 34 and 35 Zone: RB
Application for: A 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 7.5 feet whereas a minimum of 30 feet is required, a deficiency of 22.5 feet or 75%; (3) a first (left) side yard setback of 5.1 feet whereas a minimum of 10 feet is required, a deficiency of 4.9 feet or 49%; (4) a second (right) side yard setback of 5.1 feet whereas a minimum of 10 feet is required, a deficiency of 4.9 feet or 49%; (5) 4 parking spaces whereas a minimum of 13 spaces are required, a deficiency of 9 spaces or 69.2%; (6) a parking space width of 8.5 feet (for 3 of the parking spaces) whereas a minimum of 9 feet is required, a deficiency of .5 feet or 5.6%. The applicant previously appeared before the ZBA on April 13, 2021.

NEW BUSINESS

- 2. 22-06, 8 Dogwood Drive** **Public Hearing**
Section 63G, Block 1, Lot 7 Zone: R6
Application for: Area variances to legalize: (1) a side yard setback for a single-family home of 4.8 feet whereas a minimum of 10 feet is required, a deficiency of 5.2 feet or 52%; (2) a side yard setback of 0.7 feet for an outside stairway whereas a minimum of 6 feet is required, a deficiency of 5.3 feet or 88%.
- 3. 22-07, 52 Howard Avenue** **Public Hearing**
Section 66K, Block 4, Lot 270 Zone: R5
Application for: Area variance to allow: (1) an 8-foot fence in the rear yard whereas a maximum of 6 feet is permitted, an excess of 2 feet or 33.3%.

4. 22-08, 4 Sprague Road

Public Hearing

Section 53, Block 2, Lot 2

Zone: R5

Application for: The Building Inspector has determined that an area variance is required to allow 4172 square feet of impervious surfaces (including all gravel areas on the property) whereas a maximum of 2763 square is permitted, an excess of 1409 square feet or 51%. Based on a February 11, 2020 ZBA approval allowing increased impervious surfaces and a CC issued on October 9, 2020 for related construction work, 3050 square feet of impervious surfaces are currently permitted on the property (3294 square feet of impervious surfaces were approved; 3050 square feet were installed). Therefore the applicant is seeking to legalize an additional 1122 square feet of impervious surfaces. However, the applicant first seeks an interpretation that “impervious surface” and “impervious surface coverage” as defined in Section 2.D of the Zoning Law do not include gravel areas. If the ZBA determines that these definitions do not include gravel areas, then the applicant seeks an area variance to allow 3294 square feet of impervious surfaces whereas a maximum of 2763 square feet is permitted, an excess of 531 square feet or 19.2%. Since 3050 square feet of impervious surfaces are currently permitted on the property, the applicant seeks to legalize an additional 244 square feet of impervious surfaces.

Date Issued: March 4, 2022 at 3:30 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. 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. 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 regarding any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319 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 (as well as subsequent submissions) 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.