

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
March 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_march_14_2023.php

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 14, 2023

RESOLUTIONS

1. **23-05, 28 Howard Avenue**
2. **23-06, 18 Laurel Place**
3. **23-07, 59 Anderson Avenue**
4. **23-09, 57 Locust Avenue**

ADMINISTRATION

Notice of Intent to be Lead Agency from the Planning Board for the SEQR review of Application 23-02, 203 Beech Street Subdivision, a proposed 8-lot subdivision.

NEW BUSINESS

1. **23-11, 16 Knox Road** **Public Hearing**
Section 66K, Block 2, Lot 197 Zone: R5
Application for: Area variances to permit: (1) an in-ground pool with a rear yard setback of 7.4 feet whereas a minimum of 10 feet is required, a deficiency of 2.6 feet or 26%; (2) an in-ground pool with a separation between the pool and the principle building of 8 feet whereas a minimum of 10 feet is required, a deficiency of 2 feet or 20%; (3) total impervious surface areas of 2,846 square feet whereas a maximum of 2,700 square feet is permitted, an excess of 146 square feet or 2.7%.

ADJOURNED APPLICATIONS (These applications will **not** be heard at the March 14, 2023 ZBA Meeting)

1. **23-08, 59 Overlook Avenue** **Public Hearing Continued**
Adjourned to the April 11, 2023 ZBA Meeting
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%.
2. **23-04, 28 Reynolds Place** **Public Hearing**
Adjourned to the April 11, 2023 ZBA Meeting
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%.

Date Issued: March 10, 2023 at 3:00 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.