

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
April 10, 2018
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 13, 2018

RESOLUTIONS

- 1. 18-03 735 White Plains Road** Zone: RB
Section 63A, Block 2, Lot 21
Application for: The applicant proposes to convert an existing 896 square foot dental office for retail use in a one-story commercial building with two additional storefronts (Nail Pro-Spa and GNC). The proposed conversion from office to retail use will require the following area variances to permit: (1) 5 parking spaces where a minimum of 26 spaces are required, a deficiency of 21 spaces or 80.8%; (2) 0 loading spaces where a minimum of 1 space is required, a deficiency of 1 space or 100%.

- 2. 16-14 600 White Plains Road, Gas Mart** Zone: R7.5
Section 65A, Block 3, Lot 11
Application for: (1) An interpretation/appeal of the Building Inspector's determination that a retail convenience store use, proposed to occupy two existing service bays, is not permitted and, therefore, a use variance is required, and if the ZBA upholds the Building Inspector's determination; (2) a use variance to convert two existing service bays for a retail convenience store use, and; (3) area variances from landscape requirements for front, perimeter and transition buffer areas (if a use variance is approved).

NEW BUSINESS

- 3. 18-04 49 Hickory Hill Road** **Public Hearing**
Zone: R3
Section 66F, Block 4, Lot 99
Application for: Area variances to construct an in-ground pool and legalize an existing pergola on the property of an existing single-family home to permit: (1) a setback between the house and pergola of 3 feet where a minimum of 10 feet is required, a deficiency of 7 feet or 70%; (2) a side yard setback for the pergola of 3.5 feet where a minimum of 5 feet is required, a deficiency of 1.5 feet or 30%; (3) a rear yard setback for the pergola of 2 feet where a minimum of 5 feet is required, a deficiency of 3 feet or 60%; (4) a side yard setback for the pool of 8 feet where a minimum of 10 feet is required, a deficiency of 2 feet or 20%; (5) a rear yard setback for the pool of 7.5 feet where a minimum of 10 feet is required, a deficiency of 2.5 feet or 25%; (6) a setback between the house and pool of 8 feet where a minimum of 10 feet is required, a deficiency of 2 feet or 20%; (7) an impervious surface coverage of 3212 square feet where a maximum of 3135 square feet is permitted, an excess of 77 square feet or 2.4%.

- 4. 18-05 62 Lakeshore Drive** **Public Hearing**
Zone: R15
Section 64H, Block 1, Lot 35
Application for: Area variances to legalize an existing driveway to permit: (1) an impervious surface coverage of 7406 square feet where a maximum of 6763 square feet is permitted, an excess of 643 square feet or 9.5%; (2) a driveway width of 21 feet where a maximum of 20 feet is permitted, an excess of 1 foot or 5%.

- 5. 18-06 Classic Audi, 91 Stewart Avenue** **Public Hearing**
 Section 65A, Block 3, Lot 11 Zone: R7.5
Application for: The applicant proposes to expand the existing vehicle display/parking area into the lawn area at the southern end of the property to accommodate 18 tandem spaces for vehicle display and 3 employee spaces. The application requires: (1) a use variance to permit the expansion of the parking area into the southern portion of the property, and; (2) an area variance for a backup aisle width between the proposed parking spaces of 12.2 feet, where a minimum of 25 feet is required, a deficiency of 12.8 feet or 51.2%. The applicant is appealing the determination of the Building Inspector with regard to the use variance and requests an interpretation. The interpretation requires a rehearing in accordance with Town Law §267-a(12).

- 6. 18-08 St. Lukes Church, 100 Stewart Avenue** **Public Hearing**
Coopers Corner Montessori International School
 Section 48, Block 13, Lot 2 Zone: R5
Application for: A special permit in accordance with 12.H.11, Nursery Schools, of the Zoning Law and area variances to permit: (1) a lot area of 0.34 acres where minimum lot area of 1 acre is required, a deficiency of 0.66 acres or 66%; (2) an outdoor play area space of 720 square feet where a minimum of 5000 square feet are required, a deficiency of 4280 square feet or 85.6%; (3) a play space setback from a residential lot line of 8 feet where a minimum of 75 feet is required, a deficiency of 67 feet or 89.3%; (4) a lot area of no more than one pupil for each 1500 square feet whereas a lot area of 592.4 square feet per pupil is proposed, a deficiency of 907.6 square feet per pupil or 60.5%; (5) a playground facility abutting a public street (Lincoln Avenue) whereas playground facilities are not permitted to abut a public street; (6) 0 off-street parking spaces whereas a total of 18 parking spaces are required a deficiency of 18 parking spaces or 100%

- 7. 18-09 13 Bronson Avenue** **Public Hearing**
 Section 63C, Block 1, Lot 6 Zone: R6
Application for: An area variance to permit a deck with a side yard setback of 0 feet where a minimum of 6 feet is required, a deficiency of 6 feet or 100%.

- 8. 18-10 106 Wilmot Road** **Public Hearing**
 Section 64C, Block 3, Lot 13A Zone: R7.5
Application for: An area variance to legalize an enclosed porch to permit a side yard setback of 10.7 feet where a minimum of 12 feet is required, a deficiency of 1.3 feet or 10.8%.

ADJOURNED ITEM (This item will not be heard at the April 10, 2018, ZBA meeting)

- 1. 17-65 157 Montgomery Avenue** **Public Hearing**
 Section 59, Block 2, Lot 5 Zone: GB
Application for: Interpretations, use and area variances based on a number of violations identified on the property.

Date: April 6, 2018 at 3:00 p.m.

* Please note that 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 “FIND” in the menu box to the left, then select “AGENDAS”. The Agendas for each Board are posted for review.