

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
April 12, 2022 at 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 - april 12, 2022.php](https://cms5.revize.com/revize/eastchester/departments/zba_meeting_-_april_12,_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: March 8, 2022

### **RESOLUTIONS**

1. **22-06, 8 Dogwood Drive**
2. **22-07, 51 Howard Avenue**
3. **22-08, 4 Sprague Road**

### **NEW BUSINESS**

1. **22-11, 7 Forbes Boulevard** **Public Hearing**  
Section 66A, Block 3, Lot 36 Zone: R10  
Application for: Area variances for a proposed in-ground swimming pool and to legalize an existing driveway to permit: (1) a side yard setback for the pool of 4.0 feet whereas a minimum of 10 feet is required, a deficiency of 6.0 feet or 60%; (2) impervious surface coverage of 4,763 square feet whereas a maximum of 4,486 square feet is permitted, an excess of 277 square feet or 6.2%; (3) an existing driveway pavement width of 32.8 feet whereas a maximum of 20 feet is required, an excess of 12.8 feet or 64%.
  
2. **22-12, 106 Fisher Avenue** **Public Hearing**  
Section 39, Block 1, Lot 1 Zone: M350  
Application for: The applicant proposes to provide one 1-bedroom dwelling unit on the fourth floor of an existing mixed-use building that currently includes an office space on the first floor, a 3-bedroom unit on the second floor, and a 2-bedroom unit on the third floor. The site currently is legal non-conforming with regard to parking spaces and includes one HC accessible space whereas a total of 12 spaces are required. With the addition of the new 1-bedroom unit, an area variance is required to permit 1 parking space (the existing HC accessible space) whereas 13 parking spaces are required, a deficiency of 12 spaces or 92.3%.
  
3. **22-13, 61 Morgan Street** **Public Hearing**  
Section 40, Block 1, Lot 9 Zone: R3  
Application for: Area variances for a proposed porch on the second floor of a 2-family residence to permit (1) a second-story porch which extends within the front yard setback (whereas such porches must have a floor level no higher than the first floor); (2) a front yard setback for the porch of 14.4 feet whereas a minimum of 26 feet is required, a deficiency of 11.6 feet or 44.6%; (3) a porch width of 23.1 feet whereas a maximum width of 7.0 feet is permitted an excess of 16.1 feet or 230%; (4) a side yard setback for the porch of 4.9 feet whereas a minimum of 6 feet is required, a deficiency of 1.1 feet or 18.3%. The existing residence has a

Legal non-conforming front porch (with regard to the width of the porch and the front and side yard setbacks). The applicant proposes to replace the roof over the existing porch with the proposed second-story porch for use by the second-floor residents.

**4. 22-14, 3 Southeast Way**

**Public Hearing**

Section 7B, Block 5, Lot 2

Zone: R10

Application for: Area variance to legalize an existing generator which extends 2 feet into the front yard whereas generators are prohibited front yards. A permit was obtained to locate the generator in the side yard, however it was installed partially within the front yard.

**Date Issued:** April 8, 2022 at 3:00 p.m.

**Revised:** April 11, 2022 at 9 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](http://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](mailto: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 upon request to the Building & Planning Department.