

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
Tuesday, April 13, 2021  
7:00 p.m.

The meeting will be conducted by video conference using Zoom  
All meeting participants must register for the Zoom meeting by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_vPzpbzwLTImtDzSDIFX5Cw](https://zoom.us/webinar/register/WN_vPzpbzwLTImtDzSDIFX5Cw)

You can view submission items for each application by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/zoning\\_board\\_agenda\\_attachments\\_april\\_13th.php](https://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_attachments_april_13th.php)

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: March 9, 2021

## **RESOLUTIONS**

### **1. 21-08, 65 Joyce Road**

## **OLD BUSINESS**

### **2. 21-07, 23 Club Way**

**Public Hearing**

Zone: R7.5

Section 63E, Block 3, Lot 1

Application for: Area variances to construct a 2-story addition with: (1) a side yard setback of 8 feet whereas a minimum of 12 feet is required, a deficiency of 4 feet or 33.3%, (2) a rear yard setback of 15.8 feet whereas a minimum of 25 feet is required, a deficiency of 9.2 feet or 36.8%. The application appeared before the ZBA for a public hearing on March 13, 2021 and the public hearing was closed. The applicant wanted the opportunity to present additional information to the ZBA and, therefore, noticed for another public hearing.

## **NEW BUSINESS**

### **3. 21-14, 62 Vernon Drive**

**Public Hearing**

Zone: 7.5

Section 64C, Block 4, Lots 2

Application for: An area variance for a proposed deck to permit a rear yard setback of 10 feet whereas a minimum of 19 feet is required, a deficiency of 9 feet or 47.4%.

### **4. 20-19, Kidz Korner, 189-191 Brook Street**

**Public Hearing**

Zone: RB

Section 60, Block 4, Lots 34, 35

Application for: A special permit in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law to permit a proposed 3334 square-foot two-story commercial day care facility on a 5000 square foot lot and area variances 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 13 feet whereas a minimum of 30 feet is required, a deficiency of 17 feet or 56.6%; (3) a first (left) side yard setback of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50%; (4) a second (right) side yard setback of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50%; (5) 3 parking spaces whereas a minimum of 20 spaces are required, a deficiency of 17 parking spaces or 85%.

**Date Issued:** April 9, 2021 at 11:30 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. Please note that last minute adjournments may not be reflected on the posted agendas.