

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
April 16, 2024 at 7:00 p.m.

The meeting will be held at:
Town of Eastchester Town Hall, **Community Room #101**, 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_april_16_2024.php

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: March 12, 2024

RESOLUTIONS

1. 24-03, 190 Beech Street

NEW BUSINESS

1. 24-08, 21 Douglas Place

Public Hearing

Zone: R5

Section 66K, Block 1, Lot 135

Application for: Area variances for a proposed new in-ground pool to replace existing above ground pool on property improved with a single-family residence to permit: (1) a rear yard setback to the pool of 5 feet whereas a minimum of 10 feet is required, a deficiency of 5 feet or 50% (Eastchester Zoning Law §9-S-6); (2) a pool setback to a principal building of 8 feet whereas a minimum of 10 feet is required, a deficiency of 2 feet or 20% (Eastchester Zoning Law §9-S-2; see also §4-C-5 (R5, Col. 10)).

2. 24-09, 15 Hunter Drive

Public Hearing

Zone: R15

Section 64K, Block 1, Lot 80

Application for: Area variance for a proposed new covered front porch and portico and second story addition to a single-family residence over existing footprint to permit: (1) impervious surface coverage of 5,555 square feet as proposed whereas a maximum 5,000 square feet is permitted by Eastchester Zoning Law §9-P, an excess of 555 square feet, or 11.1%.

3. 24-11, 57 Locust Avenue

Public Hearing

Zone: R5

Section 54, Block 2, Lot 21

Application for: Area variances for a proposed second-story addition to a single-family residence over existing first floor footprint to permit: (1) a pre-existing first yard setback of 7.95 feet, whereas a minimum of 8 feet is required by Eastchester Zoning Law §4-C-5 (R5, Col. 6), a deficiency of 0.5 feet or 0.62%; (2) a second yard setback of 8.69 feet whereas a minimum of 9 feet is required Eastchester Zoning Law §4-C-5 (R5, Col. 7), a deficiency of 0.31 feet or 3.4%. The ZBA previously granted approval for these variances on March 14, 2023, however, the approval expired.

4. 23-33, 2 Cross Hill Road

Public Hearing

Zone: R6

Section 65N, Block 5, Lot 103

Application for: An area variance from the requirements of Eastchester Zoning Law §9-Q-1 which permits the residence on the Property to have a maximum Gross Floor Area of 3,059 square feet, to allow the applicant to construct a residence measuring 3,886 square feet, an excess of 827 square feet or 27%. Area variances from the Eastchester Zoning Law's front yard setback, porch width, impervious surface coverage and principal building coverage provisions were granted by the Zoning Board of Appeals at its March 12, 2024 meeting.

ADJOURNED ITEMS (These items will **not** be heard at the April 16, 2024 ZBA Meeting)

- 1. 23-02, 203 Beech Street Subdivision** **Public Hearing Continued**
Adjourned to the May 14, 2024 ZBA Meeting
Section 72, Block 3, Lots 13 and 15.2; Section 79B, Block 6, Lot 10 Zone: R5 & R6
Application for: Area variances for a proposed 8-lot subdivision to permit: (1) a radius at the property line at the intersection of local streets of 0 feet where a minimum of 12 feet is required, a deficiency of 12 feet or 100%; (2) a distance of 108 feet between center lines of offset intersecting streets, whereas a minimum of 150 feet is required, a deficiency of 42 feet or 28%. This application appeared before the ZBA on November 14, 2023.
- 2. 23-27, 360 White Plains Road** **Public Hearing Continued**
Adjourned to the May 14, 2024 ZBA Meeting
Section 66L, Block 1, Lot 1 Zone: ORB
Application for: Area variances for a proposed 2-story new commercial building with basement on existing impervious surface to permit: 1) frontage upon a local street occupied by or leading to residential uses pursuant to Section 7E; (2) an existing non-conforming condition with existing parking within 20 feet from a residential zone; no change proposed; (3) a reduction in required parking spaces from 100 to 78, a deficiency of 22 parking spaces or 22%. This application appeared before the ZBA on January 9, 2024. The Planning Board issued a Declaration as Lead Agency at the February 29, 2024 Meeting.
- 3. 23-30, 249 Main Street and 27 New Street** **Public Hearing Continued**
Adjourned to the May 14, 2024 ZBA Meeting
Section 69, Block 5, Lot 6 & 6C Zone: RB
Application for: Area variances for a proposed six-story building with 25 units consisting of ten (10) two-bedroom units and fifteen (15) one-bedroom units with 30 parking spaces and related amenities to permit: (1) the height of the building at 6 stories whereas a maximum of 4 stories is permitted, an excess of 2 stories or 50%; (2) the height of the building at 67.12 feet whereas a maximum of 45 feet is permitted, an excess of 22.12 feet or 49.16%; (3) 30 parking spaces whereas a minimum of 43 parking spaces are required, a deficiency of 13 or 30.23%; (4) impervious surface coverage of 19,165 square feet whereas a maximum of 14,571 square feet is permitted, an excess of 4,414 square feet or 21%; (5) from perimeter landscaping requirements, approximately 130 feet of the perimeter of the property has no perimeter landscaping; (6) from designated snow removal area (no area for snow removal is provided); (7) to permit a backup aisle of 22.6 feet whereas 24 feet is required, a deficiency of 1.4 feet or 6%. This application appeared before the ZBA on January 9, 2024. The Planning Board issued a Declaration as Lead Agency at the February 29, 2024 Meeting.

Date Issued: April 11, 2024 @ 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 Planning Department at (914) 771-3319. Applications are available for review electronically (by clicking the link at the top of the agenda) and physically in the Planning Department.