

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
May 9, 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_may_9_2023.php

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: April 11, 2023

RESOLUTIONS

1. 23-08, 59 Overlook Avenue

NEW BUSINESS

1. 23-15, Sal’s Market & Pizzeria, 751 White Plains Road

Public Hearing

Zone: RB

Section 63H, Block 1, Lot 22A

Application for: Area variances for a proposed 2-story rear addition to permit: (1) a rear yard setback of 19.5 feet whereas a minimum of 30 feet is required, a deficiency of 10.5 feet or 35%, (2) width of existing parking spaces of 8.67 feet whereas a minimum of 9 feet, a deficiency of .33 feet or 3.67%; (3) width of backup and maneuvering aisles between rows of parking spaces of 11.5 feet at the north side of the property and 10.5 feet at the west side of the property, whereas 25 feet is required, a deficiency of 13.5 feet or 54% and 14.5 feet or 58% respectively; (4) proposed off-street parking of 5 dimensionally compliant parking spaces and 5 dimensionally non-compliant parking spaces, whereas 10 fully compliant parking spaces are required, a deficiency of 5 parking spaces or 50%.

2. 23-16, 38 Tuckahoe Avenue

Public Hearing

Zone: R5

Section 70, Block 2, Lot 13

Application for: Area variances for a proposed 2-story front and rear addition, front entry portico, rear deck and pool cabana to permit: (1) gross floor area of 3,493 square feet, whereas a maximum of 3,040 square feet is permitted, an excess of 453 square feet or 15%.

3. 23-17, 16 Reynolds Place

Public Hearing

Zone: RB & R5

Section 61, Block 4, Lot 14

Application for: Area variances for a proposed front portico roof over existing platform/porch to permit: (1) setback for a covered porch of 22.75 feet, whereas 26 feet is required, a deficiency of 3.25 feet or 12.5%; (2) width of a covered porch of 11.75 feet whereas a maximum of 30% of the building or 9 feet, an excess of 2.75 feet or 30%.

ADJOURNED APPLICATIONS (This application will **not** be heard at the May 9, 2023 ZBA Meeting)

1. 23-04, 28 Reynolds Place

Public Hearing

Adjourned to the May 9, 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: May 4, 2023 at 4:00 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 lherbert@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.