

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
Remote Zoom Meeting
Tuesday, May 11, 2021
7:00 p.m.

All meeting participants must register for the Zoom meeting by clicking on this link:
<https://zoom.us/j/97234175250?pwd=SW1KVEZRNXZiRURGZDJJVkw5Sk5Cdz09>

You can view submission items for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/zoning_board_of_appeals_may_11_2021_attachments.php

- Call to Order
- Roll Call

RESOLUTIONS

1. **21-07, 23 Club Way**
2. **21-14, 62 Vernon Drive**

NEW BUSINESS

3. **21-19, 2 Pasadena Road** **Public Hearing**
Section 80G, Block 1, Lot 12 Zone: R7.5
Application for: An area variance to construct a second story addition with a rear yard setback of 14.5 feet, whereas a minimum of 25 feet is required, a deficiency in width of 10.5 feet or 42.5%. The existing first floor has a legal non-conforming rear yard setback of 10.5 feet. The application received ZBA approval on June 11, 2019. However, that approval has expired.
4. **21-18, 84 Lakeview Avenue** **Public Hearing**
Section 58, Block 2, Lot 11 Zone: R5
Application for: An area variance to permit 1 parking space whereas a minimum of 2 parking spaces are required, a deficiency of 1 space or 50%.
5. **21-13, 4 Sprague Road** **Public Hearing**
Section 53, Block 2, Lot 2 Zone: R5
Application for: Area variances to legalize an existing hot tub, existing shed and existing impervious surfaces to permit: (1) a hot tub with a rear yard setback of 4.4 feet whereas a minimum of 10 feet is required, a deficiency of 5.6 feet or 56%; (2) a hot tub with a side yard setback of 3.5 feet whereas a minimum of 10 feet is required, a deficiency of 6.5 feet or 65%; (3) a side yard setback for the shed of 2.1 feet whereas a minimum of 5 feet is required a deficiency of 2.9 feet or 65%; (4) a 3.5 foot separation between the shed and the residence whereas a minimum of 10 feet is required, a deficiency of 6.5 feet or 65%; (5) impervious surfaces totaling 3369 square feet whereas a maximum of 2765 square feet is permitted, an excess of 604 square feet or 21.8%.

ADJOURNED APPLICATIONS (These applications will not be heard at the May 11, 2021 meeting)

1. **20-19, Kidz Korner, 189-191 Brook Street** **Public Hearing Continued**
Adjourned to the June 8, 2021 ZBA Meeting
Section 64, Block 4, Lots 34, 35 Zone: RB
Application for: Special permit and area variances for a proposed two-story commercial day care facility. The special permit is required in accordance with Sections 12.D (Standards) and 12.H.3 (Day Care Facility –

Commercial) of the Zoning Law. Area variances are required to permit: (1) a proposed 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 proposed rear yard setback of 13 feet whereas a minimum of 30 feet is required, a deficiency of 17 feet or 56.6%; (3) a proposed 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 proposed 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 proposed parking spaces whereas a minimum of 21 spaces are required, a deficiency of 18 spaces or 85.7%. The applicant previously appeared before the ZBA at a meeting on April 13, 2021.

Date Issued: May 5, 2021 at 3:30 p.m.

Revised: May 11, 2021 at 1:00 p.m. (order of New Business applications reversed)

*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 "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.