

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
May 14, 2024 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\\_14\\_2024.php](https://cms5.revize.com/revize/eastchester/departments/zba_may_14_2024.php)

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: April 16, 2024

**RESOLUTIONS**

1. **24-08, 21 Douglas Place**
2. **24-09, 15 Hunter Drive**
3. **24-11, 57 Locust Avenue**
4. **23-33, 2 Cross Hill Road**

**NEW BUSINESS**

1. **24-10, 3 Lucille Place** **Public Hearing**  
Section 80G, Block 1, Lot 19A Zone: R7.5  
Application for: Area variances for a proposed driveway expansion to permit: (1) a driveway width at its widest point of 37.31 feet, whereas a maximum width of 20 feet is permitted, an excess of 17.31 feet or 86.55% (Zoning Law §13-J-4); (2) total impervious surface of 4,721.5 square feet, whereas a maximum of 3,962.82 square feet is permitted, an excess of 758.68 square feet or 19.13% (Zoning Law §9-P).
2. **24-12, 64 Hickory Hill Road** **Public Hearing**  
Section 66F, Block 6, Lot 121 Zone: R6  
Application for: Area variances for a proposed addition of a new family room and new rear deck to permit: (1) a rear yard setback for the principal building of 20 feet whereas a minimum of 25 feet is required, a deficiency of 5 feet or 20% (Eastchester Zoning Law §4-C-5); (2) the proposed deck to extend into the required rear yard to the extent of 8 feet where a maximum of 6 feet is permitted, an excess of 2 feet or 33% (Eastchester Zoning Law §7-D-2).
3. **24-13, 20 Dogwood Drive** **Public Hearing**  
Section 63G, Block 1, Lot 12 Zone: R6  
Application for: Area variance for a proposed two-story addition on the left side of an existing residence to permit: (1) a side yard setback for the principal building of 9.2 feet whereas a minimum of 10 feet is required, a deficiency of 0.8 feet or 8% (Eastchester Zoning Law §4-C-5).
4. **24-15, 42 Glen Road** **Public Hearing**  
Section 40, Block 2, Lots 35 & 36 Zone: R3  
Application for: An area variance to legalize an existing enclosed front porch to permit: (1) a side yard setback for the principal building of 4.1 feet whereas a minimum of 8 feet is required, a deficiency of 3.9 feet or 48.75% (Eastchester Zoning Law §4-C-5); (1) a front yard setback for the principal building of 14.46 feet whereas a minimum of 30 feet is required, a deficiency of 15.54 feet or 51.8% (Eastchester Zoning Law §4-C-5).

**ADJOURNED ITEMS** (These items will **not** be heard at the May 14, 2024 ZBA Meeting)

- 1. 23-02, 203 Beech Street Subdivision** **Public Hearing Continued**  
**Adjourned to the June 12, 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 June 12, 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 June 12, 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.
- 4. 24-14, 6 Sprague Road** **Public Hearing**  
**Adjourned to the June 12, 2024 ZBA Meeting**  
Section 53, Block 2, Lot 3 Zone: R5  
Application for: Interpretation of the Zoning Law for proposed installation of artificial turf in rear yard to permit: (1) for a portion of the lot, subject to site plan review or special permit review, as the lot is not used for the location of building, structures, parking lots, loading spaces, sidewalks or similar purposes, shall be suitably landscaped and permanently maintained with planting of ground cover, grass, trees and shrubbery, in accordance with specifications approved as a part of the site plan or special permit (Eastchester Zoning Law §9-M-1a).

**Date Issued:** May 9, 2024 @10:00 a.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](http://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.