

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
June 12, 2018  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: April 10, 2018; May 8, 2018

**RESOLUTIONS** (There will be no additional discussion regarding these applications):

- 1. 18-06, Classic Audi, 91 Stewart Avenue** Public Hearing Closed  
Section 65A, Block 3, Lot 11 Zone: R7.5  
Application for: The applicant proposes to expand the existing vehicle display/parking area into the lawn area at the southern end of the property to accommodate 18 tandem spaces for vehicle display and 3 employee spaces. The application requires: (1) a use variance to permit the expansion of the parking area into the southern portion of the property, and; (2) an area variance for a backup aisle width between the proposed parking spaces of 12.2 feet, where a minimum of 25 feet is required, a deficiency of 12.8 feet or 51.2%.
- 2. 17-65, 157 Montgomery Avenue** Public Hearing Closed  
Section 59, Block 2, Lot 5 Zone: GB  
Application for: Interpretations, use and area variances based on a number of violations identified on the property which contains a multi-family residence and an area for the storage of contractor's equipment and building materials .
- 3. 18-08, St. Luke's Church, 100 Stewart Avenue** Public Hearing Closed  
**Coopers Corner Montessori International School**  
Section 48, Block 13, Lot 2 Zone: R5  
Application for: A special permit in accordance with 12.H.11, Nursery Schools, of the Zoning Law and area variances to permit: (1) a lot area of 0.34 acres where minimum lot area of 1 acre is required, a deficiency of 0.66 acres or 66%; (2) an outdoor play area space of 720 square feet where a minimum of 5000 square feet are required, a deficiency of 4280 square feet or 85.6%; (3) a play space setback from a residential lot line of 8 feet where a minimum of 75 feet is required, a deficiency of 67 feet or 89.3%; (4) a lot area of no more than one pupil for each 1500 square feet whereas a lot area of 592.4 square feet per pupil is proposed, a deficiency of 907.6 square feet per pupil or 60.5%; (5) a playground facility abutting a public street (Lincoln Avenue) whereas playground facilities are not permitted to abut a public street; (6) 0 off-street parking spaces whereas a total of 18 parking spaces are required a deficiency of 18 parking spaces or 100%.
- 4. 18-13, 40 Wright Place** Public Hearing Closed  
Section 50, Block 2, Lot 11 Zone: R5  
Application for: Area variances to permit a deck in the front yard of a single-family home with: (1) a side yard setback on the west side of the property of 3 feet where a minimum of 10 feet is required, a deficiency of 7 feet or 70%; (2) a side yard setback on the east side of the property of 3.1 feet where a minimum of 10 feet is required, a deficiency of 6.9 feet or 69%.
- 5. 18-15, 87 Middle Road** Public Hearing Closed  
Section 79A, Block 3, Lot 18 Zone: R5  
Application for: An area variance to permit the expansion of an existing driveway (for a single-family home) with a side yard setback of 0 feet where a minimum of 3 feet is required, a deficiency of 3 feet or 100%.

6. **18-16, 14 Reynolds Place** Public Hearing Closed  
Section 61, Block 4, Lot 12 Zone: RB  
Application for: An area variance to permit an impervious surface coverage (for a two-family home) of 4146 square feet where a maximum of 3190 square feet is allowed, an excess of 956 square feet or 29.9%.
7. **18-17, 77 Stebbins Avenue** Public Hearing Closed  
Section 76, Block 4, Lot 37 Zone: R5  
Application for: Area variances to construct a two story rear addition (for a single-family home) with: (1) a rear yard setback of 16.5 feet where a minimum of 25 feet is required, a deficiency of 8.5 feet or 34%; (2) a rear yard stair setback of 13.5 feet where a minimum of 19 feet is required, a deficiency of 5.5 feet or 28.9%.
8. **18-18, 137 Wilmot Road** Public Hearing Closed  
Section 64A, Block 3, Lot 32A Zone: R7.5  
Application for: Area variances to legalize an existing enclosed stairway at the rear of a single-family home with: (1) a side yard setback of 9.9 feet where a minimum of 12 feet is required, a deficiency of 2.1 feet or 17.5%; (2) a rear yard setback of 20.9 feet where a minimum of 25 feet is required, a deficiency of 4.1 feet or 16.4%.

**NEW BUSINESS**

9. **18-19, 108 Brook Street** Public Hearing  
Section 58, Block 5, Lot 23 Zone: RB  
Application for: The applicant proposes to reclassify an existing two-family home as a mixed-use commercial building, allowing a commercial use on the first floor and two residential units above. As a result, four area variances are required to permit: (1) a rear yard setback of 25 feet where a minimum of 30 feet is required, a deficiency of 5 feet or 16.6%; (2) a side yard setback of 8.02 feet where a minimum of 10 feet is required, a deficiency of 1.98 feet or 19.8%; (3) 4 parking spaces where 15 parking spaces are required, a deficiency of 11 parking spaces or 73.3%; (4) a parking lot aisle width of 23 feet, where a minimum of 25 feet is required, a deficiency of 2 feet or 8%.
10. **18-21, 71 Park Drive** Public Hearing  
Section 65C, Block 6, Lots 6,7,10,11,12 Zone: R7.5  
Application for: The applicant proposes a two-lot subdivision resulting in one lot accommodating an existing residence and one unimproved lot. The application requires area variances to permit: (1) on the improved lot, a side yard setback of 10 feet where a minimum of 12 feet is required; (2) on the unimproved lot, a street frontage of 60 feet where a minimum of 75 feet is required, a deficiency of 15 feet or 20%; (3) on the unimproved lot, an effective square of 56 feet where a minimum of 75 feet is required, a deficiency of 19 feet or 25.3%.
11. **18-22, 11 Mill Road** Public Hearing  
Section 65D, Block 4, Lots 31,32,33 Zone: RB  
Application for: Area variance to permit the construction of a 149 square foot one-story rear addition to an existing four-story mixed-use commercial/residential building with 12 parking spaces where a minimum of 21 parking spaces is required, a deficiency of 9 parking spaces or 42.8%.

**12. 18-20, Siwanoy Country Club, 351 Pondfield Road (aka 1 Siwanoy Clubway)**  
Section 79, Block 1, Lot 7

**Public Hearing**  
Zone: R20

Application for: Area variances to construct a new golf services building with: (1) an accessory building height to the principal eave of 19.5 feet where a maximum height of 12 feet is allowed, an excess of 7.5 feet or 62.5%; (2) an accessory building height to the ridge of 33 feet where a maximum of 15 feet is allowed, an excess of 18 feet or 120%.

Date: June 7, 2018 at 12:00 p.m.

\* Please note that 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 "FIND" in the menu box to the left, then select "AGENDAS". The Agendas for each Board are posted for review.