

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
**Wednesday, June 12, 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\\_june\\_12\\_2024.php](https://cms5.revize.com/revize/eastchester/departments/zba_june_12_2024.php)

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 14, 2024

### **RESOLUTIONS**

1. **24-10, 3 Lucille Place**
2. **24-12, 64 Hickory Hill Road**
3. **24-13, 20 Dogwood Drive**
4. **24-15, 42 Glen Road**

### **NEW BUSINESS**

1. **24-14, 6 Sprague Road** **Public Hearing**  
Section 53, Block 2, Lot 3 Zone: R5  
Application for: Interpretation of Eastchester Zoning Law §9-M-1a, regarding whether it permits the installation of artificial turf in the rear yard of a property improved with a single-family residence; or, in the alternative, an area variance from Eastchester Zoning Law §9-M-1a to permit artificial turf in the rear yard of such property.
  
2. **24-21, 83 Highland Avenue** **Public Hearing**  
Section 71, Block 2, Lot 13 Zone: R5  
Application for: Area variances for a proposed second story addition over existing first floor footprint at side of existing two family residence to permit: (1) proposed gross floor area of 3,740 square feet whereas a maximum width of 3,356 square feet is permitted, an excess of 384 square feet or 11.4% (Zoning Law §9-Q); (2) a proposed ridge height of 35 feet, whereas a maximum of 33 feet is permitted, an excess of 2 feet or 6% (Zoning Law §4-C-5).

### **ADJOURNED ITEMS** (These items will **not** be heard at the June 12, 2024 ZBA Meeting)

1. **23-27, 360 White Plains Road** **Public Hearing Continued**  
**Adjourned to the September 10, 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.

**2. 23-30, 249 Main Street and 27 New Street**

**Public Hearing Continued**

**Adjourned to the September 10, 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:** June 5, 2024 @ 2:00 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](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.