

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
June 13, 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_meeting_june_13_2023.php

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 9, 2023

RESOLUTIONS

1. **23-15, Sal's Market & Pizzeria, 751 White Plains Road**
2. **23-16, 38 Tuckahoe Avenue**
3. **23-17, 16 Reynolds Place**

NEW BUSINESS

1. **23-20, 65 Hickory Hill Road** **Public Hearing**
Section 66F, Block 5, Lot 118 Zone: R6
Application for: Area variance for a proposed 1-story front addition to permit: (1) a front yard setback of 19.8 feet whereas a minimum of 30 feet is required, a deficiency of 10.2 feet or 34%.
2. **23-21, Wilmont Pharmacy, 199 Brook Street** **Public Hearing**
Section 60, Block 4, Lot 39 Zone: RB
Application for: Area variances for a proposed 1-story rear addition to permit: (1) a rear yard setback of 9.75 feet whereas a minimum of 30 feet is required, a deficiency of 20.25 feet or 67.75%, (2) a first side yard setback of 0 feet whereas a minimum of 10 feet is required, a deficiency of 10 feet or 100%, (3) a second side yard setback of 0 feet whereas a minimum of 10 feet is required, a deficiency of 10 feet or 100%, (4) a building coverage of 2,256 square feet whereas a maximum of 1,500 square feet is permitted, an excess of 756 square feet or 50%, (5) 0 parking spaces whereas 13 spaces are required, a deficiency of 13 spaces, or 100%, (6) 0 loading spaces whereas 1 space is required, a deficiency of 1 space, or 100%.

ADJOURNED APPLICATIONS (This application will **not** be heard at the June 2, 2023 ZBA Meeting)

1. **23-04, 28 Reynolds Place** **Public Hearing**
Adjourned to the September 12, 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: June 7, 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 Applications may be withdrawn or adjourned at any time prior to the meeting.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.