

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
June 14, 2022 at 7:00 p.m.

The meeting will be held **IN PERSON** 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_14_2022.php

Previous submissions for Old Business items can be accessed from prior agendas posted on the Town's website. Past meeting dates are noted in the descriptions of the applications on this agenda.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: May 10, 2022

RESOLUTIONS

1. 22-14, 3 Southeast Way

OLD BUSINESS

2. 22-18, 6 D'Ambrosio Way

Public Hearing Continued

Section 72, Block 3, Lot 6E

Zone: R5

Application for: Area variances to permit: (1) 4,348 square feet of total impervious surface areas whereas a maximum of 4,188.2 square feet is permitted, an excess of 159.8 square feet or 3.8%; (2) a side yard setback for an existing driveway of 0 feet whereas a minimum of 3 feet is required, a deficiency of 3 feet or 100%. The application previously appeared before the ZBA on May 10, 2022.

3. 22-19, 88 Highland Avenue

Public Hearing Continued

Section 72, Block 3, Lot 5

Zone: R5

Application for: An area variance to permit 5,390 square feet of total impervious surface areas whereas a maximum of 3,993 is permitted, an excess of 1,396.2 square feet or 35%. The application previously appeared before the ZBA on May 10, 2022.

NEW BUSINESS

4. 22-24, 7 Apple Court

Public Hearing

Section 65B, Block 1, Lot 2J

Zone: R6

Application for: An area variance to legalize an existing deck with a rear yard setback of 17 feet whereas a maximum of 19 feet is required, an excess of 2 feet or 10.5%.

5. 22-25, 10 Ridge Street

Public Hearing

Section 75, Block 1, Lot 14B

Zone: R5

Application for: An area variance for proposed exterior steps to permit a side yard setback of 4.4 feet whereas a minimum of 6 feet is required, a deficiency of 1.6 feet or 26.7%.

6. 22-21, Westchester Meat Market, 1 Mill Road

Public Hearing

Section 65D, Block 1, Lot 16

Zone: RB

Application for: An area variance to permit 43 parking spaces whereas no parking spaces are provided, a deficiency of 43 parking spaces or 100%. (The variance is based on the entire building within which the Meat Market is located. The Meat Market itself requires a total of 20 parking spaces. The entire building is legal non-conforming with regard to 29 parking spaces. The proposed use requires 14 additional spaces).

7. **22-15, Amoco Station, 493 New Rochelle Road** **Public Hearing**
Section 80J, Block 3, Lot 18
Zone: RB
Application for: An area variance to permit a canopy over existing fuel pumps with a height of 23.83 feet whereas a maximum height of 15 feet is permitted for accessory structures, an excess of 8.83 feet or 58.9%.
8. **22-26, 189 Montgomery Avenue** **Public Hearing**
Section 56, Block 6, Lot 34
Zone: R5
Application for: Area variances for a proposed in-ground pool and patio to permit: (1) the pool to be setback 6.8 feet from the residence whereas a minimum of 10 feet is required, a deficiency of 3.2 feet or 32%; (2) total impervious surface areas of 3,035 square feet whereas a maximum of 2,887.5 square feet is permitted, an excess of 147.5 square feet or 5.1%.
9. **22-27, 48 Anpell Drive** **Public Hearing**
Section 64D, Block 3, Lot 31
Zone: R7.5
Application for: An area variance to permit a driveway addition (to increase the width from 10'-2" to 20') resulting in total impervious surface areas of 5,205 square feet whereas a maximum of 4,088 square feet is required, an excess of 1,117 square feet or 27.3%.
10. **22-16, Ciao Restaurant, 5-7 JR Albanese Place** **Public Hearing**
Section 69, Block 7, Lot 19
Zone: RB
Application for: Area variances to permit a second story addition resulting in (1) a front yard setback for the addition of 1.5 feet whereas a minimum of 10 feet is required, a deficiency of 8.5 feet or 85%; (2) a demand for 43 parking spaces whereas only 28 spaces are provided, a deficiency of 15 parking spaces or 34.9%. (The existing building is legal non-conforming with an existing 0.8 foot front yard setback and with regard to parking. The existing restaurant is legal non-conforming with regard to 38 parking spaces. The proposed additions will increase the parking demand by 5 spaces).

ADJOURNED APPLICATIONS (This application will not be heard at the June 14, 2022 ZBA meeting)

1. **22-02, 76 Gas Station, 600 White Plains Road**
Adjourned for Preliminary Planning Board Review **Public Hearing**
Section 65A, Block 3, Lot 11
Zone: R7.5
Application for: Area variances for a proposed canopy over existing fuel pumps to permit: (1) an accessory structure within a front yard (which is not permitted) (2) a height of 23.83 feet whereas a maximum height of 15 feet is permitted for accessory structures, an excess of 7 feet or 58%.

Date Issued: June 9, 2022 at 1:30 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 muhle@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.