

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
July 12, 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

**This meeting is for the Board to adopt resolutions on previous-heard applications only.
The public hearings for each application have been closed.**

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: June 14, 2022

RESOLUTIONS

1. **22-18, 6 D'Ambrosio Way**
2. **22-19, 88 Highland Avenue**
3. **22-24, 7 Apple Court**
4. **22-25, 10 Ridge Street**
5. **22-21, Westchester Meat Market, 1 Mill Road**
6. **22-15, Amoco Station, 497 New Rochelle Road**
7. **22-27, 48 Anpell Drive**

ADJOURNED APPLICATIONS (These applications will not be heard at the July 12, 2022 ZBA meeting)

1. **22-26, 189 Montgomery Avenue** **Public Hearing Continued**
Adjourned to the September 13, 2022 ZBA Meeting
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%.

2. **22-16, Ciao Restaurant, 5-7 JR Albanese Place** **Public Hearing**
Adjourned to the September 13, 2022 ZBA Meeting
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).

Date Issued: July 8, 2022 at 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 Applications may be withdrawn or adjourned at any time prior to the meeting.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) 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.