

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
September 13, 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\\_-\\_september\\_13,\\_2022.php](https://cms5.revize.com/revize/eastchester/departments/zba_meeting_-_september_13,_2022.php)

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: July 12, 2022

**NEW BUSINESS**

- 1. 22-33, 15 Webster Road** **Public Hearing**  
Section 61, Block 4, Lot 23 Zone: R5  
Application for: Area variance to permit a gross floor area of 2,373 square feet whereas a maximum of 2,300 square feet is required, an excess of 73 square feet or 3.2%. The applicant is proposing to construct a bathroom and laundry area in an existing garage within the existing building footprint.
  
- 2. 22-34, Wood & Fire, 118 Brook Street** **Public Hearing**  
Section 59, Block 7, Lot 2 Zone: RB  
Application for: Area variance to permit a pergola over an existing outdoor dining area with a rear yard setback 11 feet whereas a minimum of 24 feet is required, a deficiency of 13 feet or 54.2%.
  
- 3. 22-16, Ciao Restaurant, 5-7 JR Albanese Place** **Public Hearing**  
Section 69, Block 7, Lot 19 Zone: RB  
Application for: Area variances for a second story addition to permit (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 September 13, 2022 ZBA meeting)

- 1. 22-26, 189 Montgomery Avenue** **Public Hearing Continued**  
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%.

**Date Issued:** September 7, 2022 at 3:00 p.m.

**Revised:** September 9, 2022 at 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 Building & Planning Department at (914) 771-3319 or [muhle@eastchester.org](mailto: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.