

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
October 10, 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, october 10, 2023.php](https://cms5.revize.com/revize/eastchester/departments/zba_october_10_2023.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: June 13, 2023

RESOLUTIONS

1. **23-20, 65 Hickory Hill Road**
2. **23-21, Wilmont Pharmacy, 199 Brook Street**

OLD BUSINESS

1. **23-15, Sal's Market & Pizzeria, 751 White Plains Road** **Public Hearing Continued**
Section 63H, Block 1, Lot 22A Zone: RB
Application for: Area variances for a proposed 2-story rear addition to permit: (1) a rear yard setback of 19.5 feet whereas a minimum of 30 feet is required, a deficiency of 10.5 feet or 35%, (2) width of backup and maneuvering aisles between rows of parking spaces of 10 feet at the north side of the property where 25 feet is required, a deficiency of 15 feet or 60%. (3) width of backup and maneuvering aisles between rows of parking spaces of 15.33 feet on the west (front) side of the property, a deficiency of 8.67 feet or 36%. This matter was previously heard at the May 9, 2023 meeting and the plans have been revised since that time.

NEW BUSINESS

2. **23-25, 31 Hathaway Road** **Public Hearing**
Section 80F, Block 1, Lot 15 Zone: R7.5
Application for: Area variances for a proposed expansion and resurfacing of an existing residential driveway and walkway to permit: (1) a driveway 38.75 feet in width where 20 feet, an excess of 18.75 feet or 93.8%, (2) total impervious coverage of 4,784 square feet whereas a maximum of 4,205 square feet is permitted, an excess of 579 square feet or 13.8%.
3. **23-26, 14 Arlington Road** **Public Hearing**
Section 64A, Block 2, Lot 17 Zone: R7.5
Application for: Area variances for proposed first and second story additions to an existing single-family house to permit: (1) a side yard setback of 10.7 feet, whereas a minimum of 12 feet is required, a deficiency of 1.3 feet or 10.8%; (2) a front yard setback of 23 feet, whereas a minimum of 30 feet is required, a deficiency of 7 feet or 23.3%.
4. **23-28, 37 Central Drive** **Public Hearing**
Section 80D, Block 3, Lots 18 Zone: R6
Application for: Area variances for a proposed 2nd story addition to permit: (1) a front yard setback of 16.5 feet whereas a minimum of 30 feet is required, a deficiency of 13.5 feet or 45%; (2) a side yard setback of 7.8 feet whereas a minimum of 10 feet is required, a deficiency of 2.2 feet or 78%.

5. 23-02, 203 Beech Street Subdivision

Public Hearing

Section 72, Block 3, Lots 13 and 15.2; Section 79B, Block 6, Lot 10

Zone: R5 & R6

Application for: Area variances for a proposed 8-lot subdivision to permit: (1) a curb radius at the entrance of the proposed cul-de-sac of 0 feet whereas a minimum of 12 feet is required, a deficiency of 12 feet or 100%; (2) a distance of 108 feet between center lines of offset intersecting streets, whereas a minimum of 150 feet is required, a deficiency of 42 feet or 28%.

ADJOURNED APPLICATION (This application will not be heard at the October 10, 2023 ZBA Meeting)

1. 23-27, 360 White Plains Road

Public Hearing

Section 66L, Block 1, Lots 1

Zone: ORB

Application for: Area variances for a proposed 2-story new commercial building with basement on existing impervious surface to permit: (1) a reduction in required parking spaces from 100 to 85, a deficiency of 15 parking spaces or 15%; (2) frontage upon a local street occupied by or leading to residential uses pursuant to Section 7E; (3) an existing non-conforming condition with existing parking within 20 feet from a residential zone; no change proposed.

Date Issued: October 4, 2023 at 11:00 a.m.

Revised: October 10, 2023 @9:00 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 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.