

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
October 11, 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/october_11_2022.php

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: September 13, 2022

RESOLUTIONS

1. **22-33, 15 Webster Road**
2. **22-34, Wood & Fire, 118 Brook Street**
3. **22-16, Ciao Restaurant, 5-7 JR Albanese Place**

OLD BUSINESS

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 of 6.8 feet from the rear property line 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%.

NEW BUSINESS

2. **22-39, 8 Hewitt Avenue** **Public Hearing**
Section 81, Block 2, Lot 3 Zone: R10
Application for: Area variances for a proposed roof structure over an existing outdoor BBQ/Kitchen to permit setbacks of 6.7 feet (east side) and 10.7 feet (north side) between the roof and the home, whereas a minimum of 14 feet is required, a deficiency of 7.3 feet or 52% and 3.3 feet or 24%, respectively.

Date Issued: October 7, 2022 at 11:00 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 Applications may be withdrawn or adjourned at any time prior to the meeting.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.