

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
Zoom Video Conference  
**Tuesday, October 13, 2020**  
7:00 p.m.

The meeting will be conducted by video conference using Zoom  
All meeting participants must register for the Zoom meeting in advance by clicking on this link:  
[https://zoom.us/webinar/register/WN\\_QAFUHeaJSHGGOmDqBo9loA](https://zoom.us/webinar/register/WN_QAFUHeaJSHGGOmDqBo9loA)

You can view submission items for each application by clicking on this link:  
[https://cms5.revize.com/revize/eastchester/departments/zoning\\_board\\_agenda\\_attachments\\_oct\\_13th.php](https://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_attachments_oct_13th.php)

Original submissions for Old Business Items can be accessed from prior agendas.  
Past meeting dates are noted in the descriptions of the applications on the agenda.

- ❑ Call to Order
- ❑ Approval of Minutes: June 9, 2020

### **RESOLUTIONS**

1. **20-13, 10 Leewood Drive, Troublesome Brook Pumping Station**

### **NEW BUSINESS**

2. **20-08, 291 Main Street** **Public Hearing**  
Section 61, Block 2, Lot 13 Zone: RB  
Application for: The applicant proposes to convert an existing 1-story commercial building into a 3-story mixed-use building with commercial uses on the first floor and five residential units above. The application requires the following area variances to permit: (1) a front yard setback of 6.3 feet whereas a minimum of 10 feet is required, a deficiency of 3.7 feet or 37%; (2) a side yard adjoining a street setback of 0 feet whereas a minimum of 5 feet is required, a deficiency of 5 feet or 100%; (3) a side yard setback of 4.8 feet whereas a minimum of 10 feet is required, a deficiency of 5.2 feet or 52%; (4) a parking setback from a one-family residence district boundary of 6.5 feet whereas a minimum of 20 feet is required, a deficiency of 13.5 feet or 67.5%; (5) a principal building height of 3 stories whereas a maximum of 2.5 stories is permitted, an excess of .5 stories or 16.6%; (6) a principal building height of 40.9 feet whereas a maximum height of 30 feet is permitted, an excess of 10.9 feet or 36.3%; (7) 11 parking spaces whereas a minimum of 29 parking spaces are required, a deficiency of 18 parking spaces or 62.1%; (8) a 2.6-foot wide landscape buffer along the perimeter of the parking lot, whereas a minimum of 3 feet is required, a deficiency of .4 feet or 13.3%.
  
3. **20-22, 187 Old Wilmot Road** **Public Hearing**  
Section 64E, Block 1, Lot 8 Zone: 7.5  
Application for: An area variance to construct a one car garage to permit a side yard setback of 9.5 feet whereas a minimum of 12 feet is required, a deficiency of 2.5 feet or 20.8%.
  
4. **20-23, 128 Anderson Avenue** **Public Hearing**  
Section 52, Block 4, Lot 9 Zone: R5  
Application for: An area variance to construct an extension to an existing deck to permit a rear yard setback of 12.3 feet whereas a minimum of 19 feet is required, a deficiency of 6.7 feet or 35.3%.

5. **20-24, 29 Orchard Street** **Public Hearing**  
Section 65G, Block 1, Lot 18  
Zone: R6  
Application for: An area variance to construct a second driveway and second curb cut to permit two driveways and two curb cuts, whereas a maximum of one curb cut and one driveway is permitted, an excess of 100%
6. **20-29, 7 Hanfling Road** **Public Hearing**  
Section 64E, Block 1, Lot 21  
Zone: R7.5  
Application for: Area variances to legalize an existing outdoor kitchen, outdoor barbeque, and driveway turn-around area to permit: (1) a separation between the principal building and the outdoor kitchen of 5 feet whereas a minimum of 12 feet is required, a deficiency of 7 feet or 58.3%; (2) a rear yard setback for the barbeque of 1.9 feet whereas a minimum of 6 feet is required, a deficiency of 4.1 feet or 68.3%; (3) a turnaround area of 475.7 square feet (14.2' x 28.7') whereas 120 square feet (10' x 12') is permitted, an excess of 355.7 square feet or 296%.
7. **20-32, 13 Joyce Road** **Public Hearing**  
Section 66G, Block 1, Lot 74  
Zone: R5  
Application for: Area variances to construct an above-ground swimming pool to permit: (1) a proposed rear yard setback of 6 feet whereas a minimum of 10 feet is required, a deficiency of 4 feet or 40%; (2) a separation between the pool and the principal building of 7.9 feet whereas a minimum of 10 feet is required, a deficiency of 2.1 feet or 21%.
8. **20-33, 10 Carrie Place** **Public Hearing**  
Section 665L, Block 1, Lot 15  
Zone: R5  
Application for: An area variance to construct a deck to permit a rear yard setback of 13 feet whereas a minimum of 19 feet is permitted, a deficiency of 6 feet or 31.6%.
9. **20-30, 103 Leewood Drive** **Public Hearing**  
Section 65C, Block 5, Lot 61  
Zone: R5  
Application for: Area variances to expand an existing driveway to permit: (1) a proposed driveway width of 26 feet whereas a maximum of 20 feet is permitted, an excess of 6 feet or 30%; (2) a proposed impervious surface area of 3969 square feet whereas a maximum of 3614 square feet is permitted, an excess of 355 square feet or 10%.
10. **20-31, 16 Greenmeadow Road** **Public Hearing**  
Section 66G, Block 1, Lot 58  
Zone: R5  
Application for: Area variances to construct an in-ground swimming pool and expand an existing patio to permit: (1) a proposed side yard setback to the pool of 4 feet whereas a minimum of 10 feet is required, a deficiency of 6 feet or 60%; (2) a proposed rear yard setback to the pool of 4 feet whereas a minimum of 10 feet is required, a deficiency of 6 feet or 60%; (3) a proposed side yard setback to the pool equipment of 3.5 feet whereas a minimum of 5 feet is required, a deficiency of 1.5 feet or 30%; (4) a proposed impervious surface area of 2579 square feet whereas a maximum of 2500 square feet is permitted, an excess of 79 square feet or 3%.

## **OLD BUSINESS**

11. **19-42, 5 Ray Place** **Public Hearing Continued**  
Section 60, Block 5, Lot 25  
Zone: RB  
Application for: The applicant proposes to construct a 5-story, 21-unit, multi-family residential building with 31 parking spaces on a 21,875 square foot lot (currently improved as a parking lot). The application requires the following area variances to permit: (1) a principal building height of 5 stories whereas a maximum of 4 stories is permitted, an excess of 1 story or 25%; (2) a principal building height of 55.6 feet whereas a

maximum of 45 feet is permitted, an excess of 10.6 feet or 23.6%; (3) a bulkhead height of 64.6 feet whereas a maximum of 55 feet is permitted, an excess of 9.6 feet or 17.5%; (4) 31 parking spaces whereas a minimum of 33 spaces are required, a deficiency of 2 spaces or 6.1%; (5) impervious surface coverage of 15,820 square feet whereas a maximum of 15,313 square feet is permitted, an excess of 507 square feet or 3.3%; (6) a back-up aisle width of 24 feet whereas a minimum of 25 feet is required, a deficiency of 1 foot or 4%; (7) a building height within 150 feet of a one- or two-family residential district of 50.2 feet whereas a maximum of 40 feet is permitted, an excess of 19.2 feet or 48%; (8) a bulkhead height within 150 feet of a one- or two-family residence district of 59.2 feet whereas a maximum of 40 feet is permitted, an excess of 19.2 feet or 48%; (9) the maximum number of stories within 150 feet of a one- or two-family residence district of 4 stories whereas a maximum of 2.5 is permitted, an excess of 1.5 stories or 60%; (10) landscaping along only a portion (180 feet) of the perimeter of the proposed parking area whereas landscaping is required around the entire perimeter (320 feet) of the parking area, a deficiency of 140 feet or 43.8%. At a meeting on June 25, 2020, the Planning Board, serving as lead agency for the coordinated review of the application, adopted a negative declaration in accordance with SEQR and referred the application to the ZBA for the consideration of the area variances. The application previously appeared before the ZBA on July 15, 2020 and September 8, 2020.

**Date Issued:** October 6, 2020 at 12:30 p.m.

\*The posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. It is recommended that you visit the town's website ([www.eastchester.org](http://www.eastchester.org)) to access the most current agenda prior to each meeting. On the "Home" page, select "Forms and Documents" in the menu box to the right, then select "Agendas" in the menu box to the left. The agendas for each Board are posted for review. Please note that last minute adjournments may not be reflected on the posted agendas.