

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
Zoom Video Conference
Tuesday, November 10, 2020, at 7:00 p.m.

You must register in advance to view or participate in the Zoom meeting by clicking on this link:
https://zoom.us/webinar/register/WN_z40ZtQ3dQu-BzCu65-cZDA

You can view submission items for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/zoning_board_meeting_attachments_november_10th.php

Previous submissions for Old Business Items can be accessed from prior agendas posted on the website.
Prior meeting dates are noted in the description of each application included on this agenda.

- ❑ Call to Order
- ❑ Roll Call
- ❑ Approval of Minutes: July 15, 2020 and September 8, 2020

RESOLUTIONS

1. **20-08, 291 Main Street**
2. **20-22, 187 Old Wilmot Road**
3. **20-23, 128 Anderson Avenue**
4. **20-24, 29 Orchard Street**
5. **20-29, 7 Hanfling Road**
6. **20-32, 13 Joyce Road**
7. **20-33, 10 Carrie Place**
8. **20-30, 103 Leewood Drive**
9. **20-31, 16 Greenmeadow Road**

NEW BUSINESS

10. **20-35, 66 Brambach Avenue** **Public Hearing**
Section 51, Block 1, Lot 3 Zone: R5
Application for: An area variance to construct a second story dormer with a front yard setback of 22 feet whereas a minimum of 30 feet is required, a deficiency of 8 feet or 26.7%. The existing residence has a legal non-conforming front yard setback of 14.5 feet.
11. **20-38, 5 Howell Place** **Public Hearing**
Section 73, Block 1, Lot 105 Zone: R6
Application for: An area variance to construct an in-ground pool with a rear yard setback of 7.8 feet whereas a minimum of 10 feet is required, a deficiency of 2.2 feet or 22%.
12. **20-37, Immaculate Conception Church and ArchCare,
265 White Plains Road (aka 53 Winter Hill Road)** **Public Hearing**
Section 74, Block 3, Lots 1 and 9T Zone: R10
Application for: A special permit, in accordance with Section 12.H.14 of the Zoning Law (Place of Worship), to rehabilitate and convert an existing convent to provide 10 residential units for high-functioning individuals with autism. The facility is proposed to be known as ArchCare's St. Frances Cabrini Apartments at Immaculate Conception Church.

OLD BUSINESS

13. 19-42, 5 Ray Place

Section 60, Block 5, Lot 25

Public Hearing

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, September 8, 2020 and October 13, 2020.

Date Issued: November 6, 2020 at 1:30 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) 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.