

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
November 14, 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_november_14_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: October 10, 2023

RESOLUTIONS

1. **23-15, Sal's Market & Pizzeria, 751 White Plains Road**
2. **23-25, 31 Hathaway Road**
3. **23-26, 14 Arlington Road**
4. **23-28, 37 Central Drive**

OLD BUSINESS

1. **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 radius at the property line at the intersection of local streets of 0 feet where 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%. This application appeared before the ZBA on October 10, 2023.

NEW BUSINESS

2. **23-32, 600 White Plains Road** **Public Hearing**
Section 66L, Block 1, Lots 1 Zone: R7.5
Application for: Area variances for a proposed canopy over an existing gas station to permit: (1) an accessory structure in the front yard; (2) an accessory structure with a height of 19 feet whereas a maximum of 12 feet is permitted, an excess of 7 feet or 58%.
3. **23-33, 2 Cross Hill Road** **Public Hearing**
Section 65N, Block 5, Lots 103 Zone: R6
Application for: Area variances for a proposed new single-family residence to permit: (1) a front yard setback of 25 feet whereas a minimum of 30 feet is required with an allowance of 4 feet for a front porch (26 feet), a deficiency of 1 foot or 4%; (2) a porch width of 30 feet whereas a maximum of 22.95 feet is permitted, an excess of 7.05 feet or 30%; (3) principal building coverage of 31.5% (3,655 sf) whereas a maximum of 30% (3,478 sf) is permitted, an excess of 1.5% (177 sf); (4) impervious surface area of 40.2% (4,672 sf) whereas a maximum of 37.2% (4,319 sf) is permitted, an excess of 3% (353 sf); (5) gross floor area of 4,176 square feet whereas a maximum of 3,059 square feet is permitted, an excess of 1,117 square feet or 36.5%.

ADJOURNED APPLICATION (This application will **not** be heard at the November 14, 2023 ZBA Meeting)

1. 23-27, 360 White Plains Road

Public Hearing

Adjourned to the January 9, 2024 ZBA Meeting

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 94 to 78, a deficiency of 16 parking spaces or 17%; (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: November 1, 2023 at 1:00 p.m.

Revised: November 14, 2023 @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) 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.