

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
November 15, 2022 at 7:00 p.m.

The meeting will be held at
Town of Eastchester Town Hall, **Community Room (#101)**, 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/zoning_board_of_appeals_agenda_attachments_2022.php

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: September 13, 2022 and October 11, 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**
4. **22-26, 189 Montgomery Avenue**
5. **22-39, 8 Hewitt Avenue**

NEW BUSINESS

1. **22-41, 1091 California Road** **Public Hearing**
Section 66C, Block 1, Lot 14 Zone: R10
Application for: Area variance to permit a driveway width of 23.3 feet whereas a maximum of 20 feet is permitted, an excess of 3.3 feet or 16.5 percent.

2. **22-38, 54 Stratford Road** **Public Hearing**
Section 63G, Block 1, Lot 228 Zone: R6
Application for: Area variances related to a proposed addition to a single family home and proposed swimming pool to permit: (1) a gross floor area of 2729.5 square feet whereas a maximum of 2551.1 square feet is permitted, an excess of 178.4 square feet or 7%; (2) a 6 foot rear yard setback for the pool whereas a minimum of 10 feet is required, a deficiency of 4 feet or 40%; (3) a 6 foot side yard setback for the pool whereas a minimum of 10 feet is required, a deficiency of 4 feet or 40%.

3. **22-42, 883 California Road** **Public Hearing**
Section 73, Block 1, Lot 20B Zone: R6
Application for: Area variances related to an existing pool, proposed pergola and proposed retaining wall with a fence on top, to permit (1) a pool with a rear yard setback of 6.7 feet whereas a minimum of 10 feet is required, a deficiency of 3.3 feet or 33%; (2) a 6-foot high fence on top of a retaining wall where the total height of the retaining wall and fence will range from 9.7 feet to 14.5 feet whereas a maximum height of 10 feet is permitted, an excess of 4.5 feet or 45% at the highest point; (3) a pergola with a 4 foot rear yard setback whereas a minimum of 5 feet is required, a deficiency of 1 foot or 20%; (4) a pergola with a 2.75 foot side yard setback whereas a minimum of 5 feet is required, a deficiency of 2.25 feet or 45%.

4. **22-43, 59 Overlook Avenue** **Public Hearing**
Section 76, Block 1, Lot 37 Zone: R5
Application for: Area variances related to a proposed garage addition to permit: (1) a front yard setback of 17.4 feet whereas a minimum of 30 feet is permitted, a deficiency of 12.6 feet or 42% ; (2) 1 parking space whereas a minimum of 2 spaces are required, a deficiency of 1 space or 50%.

5. 22-44, 118 Park Avenue

Public Hearing

Section 48, Block 2, Lots 27 & 28

Zone: R6

Application for: Area variances related to a proposed rear addition to permit a side yard setback of .4 feet whereas a minimum of 8 feet is required, a deficiency of 7.6 feet or 95%. The existing residence has an existing legal non-conforming side yard setback of .4 feet. The proposed addition will maintain this setback.

6. 22-45, Kidz Korner, 4 Grayrock Road

Public Hearing

Section 49A, Block 1, Lot 5

Zone: GB

Application for: (1) A special permit for a commercial day care center in accordance with Sections 12.D Standards) and 12.H.3 (Day Care Facility – Commercial) of the Zoning Law and (2) an area variance from the minimum required lot area to permit a lot area of 11,540 square feet whereas a minimum of 15,000 square feet is required, a deficiency of 3460 square feet or 23.1%. On February 14, 2017, the ZBA granted the special permit and the area variance. However, the applicant did not act on them at that time and must reapply.

Date Issued: November 10, 2022 at 3:00 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 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.