

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
THURSDAY, April 13, 2017
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: February 14, 2017

RESOLUTIONS

- 1. 16-13 Rogliano Subdivision, 22 & 24 Water Street/42 Stewart Place** Zones: R5 & R10
Section 65A, Block 2, Lots 4, 5, 1A
- Application for: The existing 1.19-acre property consists of 3 lots improved with single-family homes. The applicant proposes to subdivide the property to create 5 building lots and a new cul-de-sac. The existing residences at 22 and 24 Water Street are proposed to be demolished. The existing residence at 42 Stewart Place is proposed to remain. The application requires the following 17 area variances: **For proposed Lot 2:** (1) a lot size of 8340 square feet where a minimum of 10,000 square feet is required, a deficiency of 1660 square feet or 16.6%; (2) a frontage on a cul-de-sac of 64.8 feet where a minimum of 80 feet is required, a deficiency of 15.3 feet or 19.1%; (3) a first side yard setback of 8 feet where a minimum of 14 feet is required, a deficiency of 6 feet or 42.8%; (4) a second side yard setback of 9 feet where a minimum of 16 feet is required, a deficiency of 7 feet or 43.7%; (5) an effective square length of 60 feet where a minimum of 90 feet is required, a deficiency of 30 feet or 33.3%. **For proposed Lot 3:** (1) a lot size of 7637 square feet where a minimum of 10,000 square feet is required, a deficiency of 2363 square feet or 23.6%; (2) a frontage on a cul-de-sac of 50.1 feet where a minimum of 80 feet is required, a deficiency of 29.9 feet or 23.6%; (3) a first side yard setback of 8 feet where a minimum of 14 feet is required, a deficiency of 6 feet or 42.8%; (4) a second side yard setback of 9 feet where a minimum of 16 feet is required, a deficiency of 7 feet or 43.7%; (5) an effective square length of 65 feet where a minimum of 90 feet is required, a deficiency of 25 feet or 27.7%. **For proposed Lot 4:** (1) a lot size of 6134 square feet where a minimum of 10,000 square feet is required, a deficiency of 3866 square feet or 38.6%; (2) a frontage on a cul-de-sac of 50.3 feet where a minimum of 80 feet is required, a deficiency of 29.7 feet or 37.1%; (3) a first side yard setback of 8 feet where a minimum of 14 feet is required, a deficiency of 6 feet or 42.8%; (4) a second side yard setback of 9 feet where a minimum of 16 feet is required, a deficiency of 7 feet or 43.7%; (5) an effective square length of 55 feet where a minimum of 90 feet is required, a deficiency of 35 feet or 38.8%. **For the proposed cul-de-sac:** (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 radius at the right-of-way at the turnaround of 50 feet where a minimum radius of 60 feet is required, a deficiency of 10 feet or 16.6%. The application appeared before the Planning Board for sketch plan review at meetings on March 24, May 26, and December 1, 2016. The Planning Board adopted a negative declaration for the coordinated review of the application in accordance with SEQRA on December 1, 2016.

- 2. 17-05 297 Main Street**
 Section 67, Block 2, Lot 15 Zone: RB
Application for: The property currently contains a two story, one family house with an attached one story commercial space in the front. The applicant proposes to convert the commercial space into a residential unit, resulting in a two family use. The application requires the following area variances to permit: (1) a street frontage of 57.97 feet where a minimum of 60 feet is required, a deficiency of 2.03 feet or 3.3%; (2) a front yard setback of 0 feet where a minimum of 30 feet is required, a deficiency of 30 feet or 100%. The application also requires architectural and site plan approval from the Planning Board.
- 3. 17-02 Mickey Spillane's, 429 White Plains Road**
 Section 67, Block 2, Lot 15 Zone: RB
Application for: On February 26, 2015, the applicant received site plan, architectural review and special permit approval from the Planning Board for proposed additions and alterations to the interior and exterior of the restaurant. However, the applicant did not construct in conformance with the approved plans. As a result, area variances are now required to legalize a one story, 674 square foot addition at the rear of the building, concrete block walls along the side property lines, and a built-up roof over the kitchen, resulting in (1) a rear yard setback of 0 feet where 30 feet is required, a deficiency of 30 feet or 100%; (2) a right side yard setback of 0 feet where 10 feet is required, a deficiency of 10 feet or 100%; (3) a left side yard setback of 0 feet where 10 feet is required, a deficiency of 10 feet or 100%; (4) a building coverage of 4575 square feet where 3000 square feet is allowed, an excess of 1575 square feet or 52.5%; (5) 0 off-street parking spaces where 4 additional spaces are required, a deficiency of 4 spaces or 100%. The application appeared before the Planning Board for preliminary architectural and site plan review at a meeting on January 26, 2017.

NEW BUSINESS

- 4. 17-07 454 California Road** **Public Hearing**
 Section 80H, Block 1, Lot 15 Zone: R7.5
Application for: Area variances to construct a one story rear addition to an existing single family home to permit: (1) a rear yard setback of 20.3 feet where a minimum of 25 feet is required, a deficiency of 4.7 feet or 18.8%; (2) a right side yard setback of 11.1 feet where a minimum of 12 feet is required, a deficiency of .9 feet or 7.5%.
- 5. 17-06 62 Lakeshore Drive** **Public Hearing**
 Section 64H, Block 1, Lot 35 Zone: R15
Application for: Area variances to legalize: (1) a driveway width of 25.5 feet where a maximum of 20 feet is permitted, an excess of 5.5 feet or 27.5%; (2) a curb cut width of 29.2 feet where a maximum of 22 feet is permitted, an excess of 7.2 feet or 32.7%; (3) total impervious surfaces of 7848 square feet where a maximum of 6763 square feet is permitted, an excess of 1085 square feet or 16%.

- 6. 17-08 63 Maple Street Public Hearing**
Section 63.H, Block 1, Lot 12 Zone: R6
Application for: An area variance to construct a rear addition to an existing single family home to permit a right side yard setback of 3.8 feet where a minimum of 10 feet is required, a deficiency of 6.2 feet or 62%. The residence currently has a legal non-conforming 3.8 foot side yard setback. The proposed addition will increase the degree of non-conformity.
- 7. 17-13 96 Stebbins Avenue Public Hearing**
Section 76, Block 6, Lot 17 Zone: R5
Application for: An area variance to legalize an existing 6 foot high fence within a side yard where a maximum of 4 feet is allowed, an excess of 2 feet or 50%.

Date: April 7, 2017, at 12:30 p.m.

* Please note that 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 "FIND" in the menu box to the left, then select "AGENDAS". The Agendas for each Board are posted for review.