

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
June 11, 2019  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: April 9, 2019

**RESOLUTIONS**

**1. 18-45, 20 Nelson Road**

Section 62, Block 1, Lot 9

Zone: R5

Application for: The applicant proposes to subdivide an existing residential lot to create one new building lot. As a result of the subdivision, the improved lot will require the following area variances to permit: (1) a side yard setback of 4.3 feet whereas a minimum of 8 feet is required, a deficiency of 3.7 feet or 46.3%; (2) a bay window with a side yard setback of 2.3 feet whereas a minimum of 5 feet is required, a deficiency of 2.3 feet or 46%, and; (3) a proposed driveway with a side yard setback of 0 feet whereas a minimum of 3 feet is required, a deficiency of 3 feet or 100%.

**2. 19-17, 1 Morgan Street**

Section 67, Block 1, Lot 2

Zone: R3

Application for: Area variances to legalize an existing one-story rear addition which requires: (1) a rear yard setback of 5.3 feet whereas a minimum of 25 feet is required, a deficiency of 19.7 feet or 78.8 %; (2) a side yard setback of 2.3 feet whereas a minimum of 8 feet is required a deficiency of 5.7 feet or 71.3%; (3) total building coverage of 1351 square feet whereas a maximum of 990 square feet is permitted, an excess of 361 square feet or 36.5% and; (4) total impervious surface area of 2149 square feet whereas a maximum of 1768 square feet is permitted, an excess of 381 square feet or 21.5%.

**3. 19-14, 38 Forbes Boulevard**

Section 66.C, Block 4, Lot 9

Zone: R10

Application for: Area variances to construct a new circular driveway which will require: (1) a driveway width (in a portion of the drive) of 13.2 feet whereas a maximum of 12 feet is permitted, an excess of 1.2 feet or 10% and; (2) impervious surfaces totaling 5488 square feet whereas a maximum of 4734 square feet is permitted, an excess of 754 square feet or 15.9%.

**4. 19-13, 2 Pasadena Road**

Section 80G, Block 1, Lot 12

Zone: R7.5

Application for: Area variance to construct a second-story addition over an existing one-story addition with a rear yard setback of 14.5 feet whereas a minimum of 25 feet is required, a deficiency of 10.5 feet or 42%.

**5. 19-15, 38 Lee Avenue**

Section 50, Block 4, Lot 18

Zone: R5

Application for: Area variances to reconstruct an existing front porch and to construct a new attached 2-car garage which will require: (1) the porch to be setback 13.3 feet from the front property line whereas a minimum setback of 26 feet is required an excess of 12.7 feet or 48.8%; (2) the porch to extend 20.4 feet across the width of the building whereas a maximum of 10.9 feet is permitted, an excess of 9.5 feet or 87.1% and; (3) a front yard setback for the proposed garage of 20.9 feet whereas a minimum of 30 feet is required an excess of 9.1 feet or 30.3%.

**6. 19-12, 22 & 24 Water Street and 42 Stewart Place**

Section 65A, Block 2, Lots 4, 5 & 1A

Zone: R5/R10

Application for: To reapprove area variances related to a proposed 5-lot subdivision that were originally approved on April 13, 2017, but have subsequently expired. 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%.

**OLD BUSINESS**

**7. 18-44, 51 Joyce Road**

**Public Hearing Continued**

Section 66.H, Block 2, Lot 30

Zone: R5

Application for: Area variances to legalize: (1) an existing front portico with a front yard setback of 23 feet whereas a minimum of 26 feet is required, a deficiency of 3 feet or 11.5%; (2) existing impervious surfaces totaling 3719.4 square feet whereas a maximum of 3153.5 square feet is permitted, an excess of 565.8 square feet or 17.9% and; (3) an existing driveway width of 29.7 feet whereas a maximum of 20 feet is permitted, an excess of 9.7 feet or 48.5 feet.

**NEW BUSINESS**

**8. 19-16, 126 Brook Street**

**Public Hearing**

Section 59, Block 7, Lot 6

Zone: RB

Application for: Area variances to convert an existing 2-family residence to a 3-family residence to permit: (1) a lot size of 6,165 square feet, whereas a minimum of 9000 square feet is required, a deficiency of 2835 square feet or 31.5%; (2) a front yard setback of 12.8 feet whereas a minimum setback of 22 feet is required, a deficiency of 9.2 feet or 41.8%; (3) an existing first side yard setback of 8.0 feet whereas a minimum of 22 feet is required, a deficiency of 14.0 feet or 63.6%; (4) an existing second side yard setback of 4.0 feet whereas a minimum of 22 feet is required, a deficiency of 8.0 feet or 36.4%; (5) an existing accessory side yard setback of 2.5 feet whereas a minimum of 10 feet is required, a deficiency of 7.5 feet or 75.0%; (6) an existing accessory rear yard setback of 1.5 feet whereas a minimum of 20 feet is required, a deficiency of 18.5 feet or 92.5%; (7) 3 parking spaces whereas a minimum of 5 spaces are required, a deficiency of 2 spaces or 40.0%;

(7) an existing driveway width of 10.4 feet whereas a minimum of 12 feet is required, a deficiency of 1.6 feet or 13.3%; (9) an existing parking lot with a rear yard setback of 2.0 feet whereas a minimum of 40 feet is required, a deficiency of 38.0 feet or 95.0%; (10) relief from the buffer requirements of Section 9.M.3 of the Zoning Law.

**9. 19-21, 66 Brambach Avenue**

**Public Hearing**

Section 51, Block 1, Lot 3

Zone: R5

Application for: Area variances to construct a covered front porch. Porches may extend 4 feet into the required front yard (or, in this case, must be setback 26 feet from the front property line) and may not exceed 30% of the width of the building (or, in this case, may not exceed 8.5 feet). Area variances are required to permit: (1) the porch to be setback 14.5 feet from the front property line whereas a minimum setback of 26 feet is required, a deficiency of 11.5 feet or 44.2%, and; (2) the porch to extend 14.5 feet across the width of the building whereas a maximum of 8.5 feet is permitted, an excess of 6 feet or 70.6%.

**10. 19-22, 5 Brassie Road**

**Public Hearing**

Section 65E, Block 2, Lot 41

Zone: R 7.5

Application for: Area variances for a proposed second-story addition to an existing single-family residence to permit: (1) a first side yard setback of 11.5 feet whereas a maximum of 12 feet is required, a deficiency of .5 feet or 4%; (2) a proposed second yard setback of 11.6 feet whereas a maximum of 12 feet is required, a deficiency of .4 feet or 3%.

**11. 19-23, 72 Stewart Avenue**

**Public Hearing**

Section 48, Block 2, Lot 2

Zone: R5

Application for: Area variance to legalize an existing 6-foot high fence in the side yard and front yard whereas a maximum height of 4 feet is permitted and excess of 2 feet or 50% .

**12. 19-24, 7 Summit Street**

**Public Hearing**

Section 76, Block 2, Lot 37

Zone: R5

Application for: Area variance to construct an attached two-car garage with a rear yard setback of 9 feet whereas a maximum of 25 feet is required, a deficiency of 16 feet or 64%.

**Date Issued:** June 3, 2019 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.