

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
Zoom Video Conference
Wednesday, July 15, 2020
7:00 p.m.

The meeting will be conducted by video conference using Zoom
All meeting participants must register for the meeting in advance by clicking on this link:
https://zoom.us/webinar/register/WN_U58w_EHQL6TTyxrCdkFBQ

You can view submission items for each application (except resolution items) by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_attachments_july_15th.php

□ Call to Order

RESOLUTIONS

1. **20-11, 24 Hickory Hill Road**
2. **20-12, 103 Webster Road**
3. **20-15, 23 Prospect Avenue**
4. **20-16, 7 Hanfling Road**
5. **20-17, 80 Grand Boulevard**
6. **20-18, 10 Roy Place**

NEW BUSINESS

7. 19-42, 5 Ray Place

Public Hearing

Section 60, Block 5, Lot 25

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) perimeter 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.

8. 20-13, 10 Leewood Drive, Troublesome Brook Pump Station

Public Hearing

(Also 197 Oakland Avenue and 78 Dale Road)

Section 65E, Block 3, Lots 6A, 105, 110

Zone: R7.5

Application for: The applicant proposes to construct a new 5431 square foot pump and disinfection station on the 27,527 square foot site bordered by Oakland Avenue, Leewood Drive and Dale Road. The existing pump station and garage are proposed to be demolished. The application requires a use variance and the following area variances to permit: (1) impervious surface coverage of 11,021 square feet whereas a maximum of 8000.4 square feet is permitted, an excess of 3015.6 square feet or 37.7%; (2) a driveway grade of 10% whereas a maximum of 7% is permitted, an excess of 42.9%; (3) a 6 foot high fence in the front yard whereas a maximum of 4 feet is permitted, an excess of 2 feet or 50%; (4) a 6 foot high fence in the side yards whereas a maximum of 4 feet is permitted, an excess of 2 feet or 50%; (5) a gross floor area of 5431 square feet whereas a maximum of 5000.2 square feet is permitted, an excess of 428.3 square feet or 8.6%. At a meeting on June 25, 2020, the Planning Board adopted a negative declaration for the uncoordinated review of the application in accordance with SEQR and referred the application to the ZBA for the consideration of the use and area variances.

Date Issued: July 9, 2020 at 1:00 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.