

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
September 10, 2019  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: May 14, 2019, and June 11, 2019

**ADMINISTRATION**

- Response to the Planning Board's Notice of Intent to Be Lead Agency for the Environmental Review of Application 19-02, 249 Main Street, for a proposed 15-unit, multi-family residential building.

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

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 3482.4 square feet whereas a maximum of 3153.5 square feet is permitted, an excess of 328.9 square feet or 10.4% and; (3) an existing driveway width of 21.3 feet whereas a maximum of 20 feet is permitted, an excess of 1.2 feet or 6%.

**3. 19-16, 126 Brook Street**

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 parking spaces are required, a deficiency of 2 spaces or 40.0%; (8) 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.

**4. 19-21, 66 Brambach Avenue**

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%.

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

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%.

**6. 19-23, 72 Stewart Avenue**

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%.

**OLD BUSINESS**

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

**Public Hearing Continued**

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 10.3 feet whereas a maximum of 25 feet is required, a deficiency of 14.7 feet or 58.9%.

**NEW BUSINESS**

**8. 19-30, 59 Morgan Street**

**Public Hearing**

Section 40, Block 1, Lot 10

Zone: R3

Application for: Area variances to legalize an existing enclosed front porch to allow: (1) a front yard setback of 14.4 feet whereas 30 feet is required, a deficiency of 15.6 feet or 52%; (2) a side yard setback of 4.3 feet whereas a minimum of 8 feet is required, a deficiency of 3.7 feet or 46%.

**9. 19-31, 108 Brook Street**

**Public Hearing**

Section 58, Block 5, Lot 23

Zone: RB

Application for: Area variances to convert a mixed use building, with commercial on the first floor and 2 residential units above, to a 3-family (multifamily) dwelling to allow: (1) a lot size of 6050 square feet where a minimum of 9000 square feet is required, a deficiency of 2950 square feet or 32.8%; (2) a proposed rear yard setback of 25 feet whereas a minimum of 30 feet is required, a deficiency of 5 feet or 16.7%; (3) a proposed first side yard setback of 8.1 feet whereas a minimum of 22 feet is required, a deficiency of 13.9 feet or 63.2%; (4) a proposed second side yard setback of 10.3 feet whereas a minimum of 22 feet is required, a deficiency of 11.7 feet or 53.2%; (5) 4 parking spaces whereas a minimum of 7 parking spaces are required, a deficiency of 3 spaces or 42.9%; (6) a proposed 23-foot-wide backup aisle whereas a minimum of 25 feet is required, a deficiency of 2 feet or 8%; (7) proposed parking in the front yard whereas parking is not permitted in the front yard of multi-family residences; (8) a 0-foot-wide landscaped buffer along the rear property line adjacent to a single-family residence district whereas a minimum of 10 feet is required; a deficiency of 10 feet or 100%; (9) no landscaping along the perimeter of the parking lot whereas perimeter landscaping is required; (10) no front landscaped area whereas a front landscaped area is required for all multi-family dwellings; (11) a total impervious surface coverage 4235 square feet whereas the proposed impervious surface coverage is 4892 square feet an excess of 657 square feet or 15.5%.

**Date Issued:** September 6, 2019, at 1:00 p.m.; **Revised:** September 10, 2019, 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. 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.