

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS (ZBA)
Zoom Video Conference
Tuesday, September 8, 2020 at 7:00 p.m.

All meeting participants must register for the Zoom meeting in advance by clicking on this link:
https://zoom.us/webinar/register/WN_mXi8ui6bRaGrXeXyz8n8PQ

You can view submission items for each application by clicking on this link:
https://cms5.revize.com/revize/eastchester/departments/zoning_board_agenda_attachments_september_8th.php

Original submissions for Old Business Items can be accessed from prior agendas.
Past meeting dates are noted in the descriptions of the applications on the agenda.

- Call to Order
- Roll Call

OLD BUSINESS

- 1. 20-13, 10 Leewood Drive, Troublesome Brook Pump Station** **Public Hearing Continued**
Section 65E, Block 3, Lots 6A, 105, 110 Zone: R7.5
(Also 197 Oakland Avenue and 78 Dale Road)
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. The application previously appeared before the ZBA on July 15, 2020.

- 2. 19-42, 5 Ray Place** **Public Hearing Continued**
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) 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. The application previously appeared before the ZBA on July 15, 2020.

NEW BUSINESS

3. 20-08, 291 Main Street

Public Hearing

Zone: RB

Section 61, Block 2, Lot 13

Application for: The applicant proposes to convert an existing 1-story commercial building into a 3-story mixed-use building with commercial uses on the first floor and five residential units above. The application requires the following area variances to permit: (1) a front yard setback of 6.3 feet whereas a minimum of 10 feet is required, a deficiency of 3.7 feet or 37%; (2) a side yard adjoining a street setback of 0 feet whereas a minimum of 5 feet is required, a deficiency of 5 feet or 100%; (3) a side yard setback of 4.8 feet whereas a minimum of 10 feet is required, a deficiency of 5.2 feet or 52%; (4) a parking setback from a one-family residence district boundary of 6.5 feet whereas a minimum of 20 feet is required, a deficiency of 13.5 feet or 67.5%; (5) a principal building height of 3 stories whereas a maximum of 2.5 stories is permitted, an excess of .5 stories or 16.6%; (6) a principal building height of 40.9 feet whereas a maximum height of 30 feet is permitted, an excess of 10.9 feet or 36.3%; (7) 11 parking spaces whereas a minimum of 29 parking spaces are required, a deficiency of 18 parking spaces or 62.1%; (8) a 2.6-foot wide landscape buffer along the perimeter of the parking lot, whereas a minimum of 3 feet is required, a deficiency of .4 feet or 13.3%.

4. 20-22, 187 Wilmot Road

Public Hearing

Zone: 7.5

Section 64E, Block 1, Lot 8

Application for: An area variance to construct a one car garage to permit a side yard setback of 9.5 feet whereas a minimum of 12 feet is required, a deficiency of 2.5 feet or 20.8%.

5. 20-23, 128 Anderson Avenue

Public Hearing

Zone: R5

Section 52, Block 4, Lot 9

Application for: An area variance to construct an extension to an existing rear deck to permit a rear yard setback of 12.3 feet whereas a minimum of 19 feet is required, a deficiency of 6.7 feet or 35.3%.

6. 20-24, 29 Orchard Street

Public Hearing

Zone: R6

Section 65G, Block 1, Lot 18

Application for: An area variance to construct a second driveway and second curb cut whereas only one curb cut and one driveway is permitted.

Date Issued: September 4, 2020 at 11:00 a.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.