Call to Order
Pledge of Allegiance
Roll Call
Approval of Minutes: January 13, 2015

OLD BUSINESS

1.  14-59  233 Main Street (Public Hearing closed on January 13, 2015)
    Section 69, Block 5, Lot 11
    Zone: RB
    Application for: area variances to permit alterations and additions (totaling 1,698 square feet) to an existing mixed-use building with: (1) a proposed front yard setback of 1.66 feet where a minimum of 10 feet is required, a deficiency of 8.34 feet or 83.4 percent; (2) a proposed right yard setback of 0 feet where a minimum of 10 feet is required, a deficiency of 10 feet or 100 percent; (3) a left side yard setback of 0 feet where a minimum of 10 feet is required, a deficiency of 10 feet or 100 percent; and (4) 0 proposed off-street parking spaces where a minimum of 12 spaces is required, a deficiency of 12 spaces or 100 percent. The application also requires site plan and architectural review approval from the Planning Board.

2.  14-63  171 Brook Street (Public Hearing closed on January 13, 2015)
    Section 60, Block 4, Lot 24
    Zone: RB
    Application for: an area variance to permit 468 square feet of office space in the basement of an existing mixed-use building requiring 3 additional parking spaces where 0 new parking spaces are proposed, a deficiency of 3 spaces or 100 percent.

3.  13-36  504 New Rochelle Road Public Hearing - Continued
    Section 85, Block 4, Lot 1
    Zone: RB
    Application for: area variances to permit the construction of a convenience store at an existing gas and service station (existing gas pumps will remain, but service areas will be eliminated) with: (1) 6 parking spaces where a minimum of 16 is required, a deficiency of 10 spaces or 62.5 percent; (2) a separation distance of 5.5 feet between the proposed building and a One Family Residence District where a minimum of 40 feet is required, a deficiency of 34.5 feet or 86.3 percent; (3) a separation distance of 5.5 feet between the parking area and a One Family Residence District where a minimum of 20 feet is required, a deficiency of 14.5 feet or 72.5 percent; (4) no interior landscaping where a minimum of 10 square feet of interior landscaping for each parking space and 1 tree with a 4 inch caliper at breast height for every six parking spaces is required; (5) a backup aisle width of 16.3 feet where a minimum of 25 feet is required, a deficiency of 8.7 feet or 35 percent. The application also requires site plan, architectural review and special permit approval from the Planning Board. (The special permit is pursuant to Section 12.H.22, Food Service Establishment, of the Zoning Law.)
NEW BUSINESS

4. 15-04 140 Highland Avenue Public Hearing
Section 73, Block 1, Lots 15 Zone: R6
Application for: an area variance to legalize an existing deck with a rear yard setback of 17.2 feet where a minimum of 19 feet is required, a deficiency of 1.8 feet or 9.4 percent.

5. 15-05 1 Corwood Road Public Hearing
Section 79D, Block 4, Lot 4 Zone R20
Application for: an area variance to permit a 19,331 square foot building lot where a minimum of 20,000 square feet is required, a deficiency of 669 square feet or 3.3 percent.

6. 15-06 132 Lake Shore Drive North Public Hearing
Section 64.G, Block 3, Lot 15 Zone R15
Application for: area variances to legalize an existing one-story pool house, masonry barbeque/oven and impervious surface coverage to permit: (1) a side yard setback to the pool house of 9.31 feet where a minimum of 12 feet is required, a deficiency of 2.69 feet or 22.4 percent; (2) a side yard setback to the masonry barbeque/oven of 3.19 feet where a minimum of 12 feet is required, a deficiency of 8.81 feet or 73.4 percent; and (3) impervious surface coverage of 16,106 square feet where a maximum of 11,464 square feet is permitted, an excess of 5129 square feet or 44.7 percent.

7. 15-07 7 Hunter Drive Public Hearing
Section 64K, Block 1, Lot 78 Zone R15
Application for: area variances related to the construction of a 1,620 square foot addition to an existing single-family home and an in-ground pool to permit: (1) a total gross floor area of 4,982 square feet where a maximum of 4,314 square feet is permitted, an excess of 668 square feet or 15.5 percent; (2) a total impervious surface coverage of 6,605 square feet where a maximum of 5,728 square an excess of 877 square feet or 15.3 percent; (3) a side yard setback to the pool equipment of 5 feet where a minimum of 12 feet is required, a deficiency of 7 feet or 58.3 percent; and (4) a rear yard setback to the pool equipment of 5 feet where a minimum of 12 feet is required, a deficiency of 7 feet or 58.3 percent. The application also requires site plan and architectural review approval from the Planning Board.

ADJOURNED
(The following item will not be discussed at the February 10, 2015 meeting)

1. 14-58 221 Hillside Place Public Hearing
ADJOURNED for additional information
Section 44, Block 6, Lot 5 Zone: RB
Application for: area variances to permit a new steel deck with a rear yard setback of 22 feet where a minimum of 24 feet is required, a deficiency of 2 feet or 8.3 percent, and a side yard setback of 2 feet where a minimum of 6 feet is required, a deficiency of 4 feet or 66.6 percent.

Date Issued: February 4, 2015, at 2:00 p.m.
Revised: February 9, 2015, at 4:00 p.m.
February 10, 2015, at 7:00 p.m.