

Agenda\*  
**TOWN OF EASTCHESTER ZONING BOARD OF APPEALS**  
January 10, 2017  
7:00 p.m.

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: November 10, 2016

**RESOLUTIONS**

- 1. 16-62      15 Summit Street**  
Section 76, Block 4, Lot 41 Zone: R5  
Application for: Area variances to construct a second story addition over an existing garage with: (1) a rear yard setback of 22 feet where a minimum of 25 feet is required, a deficiency of 3 feet or 12%; (2) a side yard setback of 5.6 feet where a minimum of 8 feet is required, a deficiency of 2.4 feet or 30%.
- 2. 16-60      Cooked and Company, 134 Garth Road**  
Section 49A, Block 1, Lots 2A and 3 Zone: RB  
Application for: Area variance to permit 0 parking spaces where 1 additional parking space is required. The applicant proposes to expand an existing food service establishment into an adjacent tenant space previously occupied by a dental office. The gross floor area of the establishment will increase from 1038 square feet to 2049 square feet. The two tenant spaces are currently legal non-conforming with regard to parking (13 spaces required, 0 spaces provided). The proposed use will increase the parking demand by 1 space (14 parking spaces required, 0 provided). The application requires amended special permit approval to expand the food service establishment (in accordance with Section 12.D and Section 12.H.22 of the Zoning Law) and site plan and architectural approval from the Planning Board. The application appeared before the Planning Board for preliminary review on October 27, 2016.
- 3. 16-65      80 Park Drive**  
Section 65.C, Block 5, Lot 10 Zone: R5  
Application for: Area variances to construct a one-story vestibule at the front entrance to an existing residence with: (1) a front yard setback for the vestibule of 25 feet where a minimum of 30 feet is required, a deficiency of 5 feet or 16.6%; (2) a front yard setback for the roof overhang of 23 feet where a minimum of 26 feet is required, a deficiency of 3 feet or 11.5%.

**NEW BUSINESS**

- 4. 16-68      17 Deerfield Avenue** **Public Hearing**  
Section 78, Block 4, Lot 14 Zone: R5  
Application for: Area variances to construct a first story addition and new portico to the rear of the residence with: (1) a gross floor area of 3565.5 square feet where a maximum of 3151.7 square feet is permitted, an excess of 413.8 square feet or 13.1%; (2) a setback between principal and accessory structures of 7.96 feet where a minimum of 10 feet is required, a deficiency of 2.04 feet or 20.4%.

- 5. 17-01 Kidz Korner, 4 Grayrock Road** **Public Hearing**  
Section 49A, Block 1, Lot 5 **Zone: GB**  
Application for: A special permit (in accordance with Section 12.D and 12.H.3 of the Zoning Law) to permit a commercial day care center to occupy an 8851 square foot space (formally occupied by a fitness center) in an existing building and an area variance from the special permit requirements to allow a lot area of 11,540 square feet where a minimum of 15,000 square feet is required, a deficiency of 3460 square feet or 23.1%.
- 6. 16-13 Rogliano Subdivision, 22 & 24 Water Street and 42 Stewart Place** **Public Hearing**  
Section 65A, Block 2, Lots 4, 5, 1A **Zones: R5 & R10**  
Application for: 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%. At its meeting on December 1, 2016, the Planning Board adopted a negative SEQR declaration for the application.

**Date:** January 6, 2017, at 1:00 p.m.

\*Please note that 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 "FIND" in the menu box on the left, then select "AGENDAS". The Agendas for each Board are posted for review.