

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
February 14, 2017
7:00 p.m.

NOTE:
THIS MEETING WILL BE HELD IN THE
COMMUNITY ROOM ON THE FIRST FLOOR OF TOWN HALL

- ❑ Call to Order
- ❑ Pledge of Allegiance
- ❑ Roll Call
- ❑ Approval of Minutes: January 10, 2017

RESOLUTIONS

- 1. 16-68 17 Deerfield Avenue**
Section 78, Block 4, Lot 14 Zone: R5
Application for: Area variances to construct a first story addition and portico at the rear of the residence resulting in: (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%.

- 2. 17-01 Kidz Korner, 4 Grayrock Road**
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%.

OLD BUSINESS

- 3. 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%. The application appeared before the Planning Board for sketch plan review at meetings on March 24, May 26, and December 1, 2016. The Planning Board adopted a negative declaration for the coordinated review of the application in accordance with SEQRA on December 1, 2016.

NEW BUSINESS

- 4. 17-05 297 Main Street Public Hearing**
 Section 67, Block 2, Lot 15 Zones: RB
Application for: Area variances related to expanding upon and converting existing office space for use as a residential unit (and, therefore, resulting in 2 residential units on the property), to permit: (1) a street frontage of 57.97 feet where a minimum of 60 feet is required, a deficiency of 2.03 feet or 3.3%; (2) a front yard setback of 0 feet where a minimum of 30 feet is required, a deficiency of 30 feet or 100%. The application also requires architectural and site plan approval from the Planning Board.
- 5. 17-02 429 White Plains Road, Mickey Spillane's Public Hearing**
 Section 67, Block 2, Lot 15 Zones: RB
Application for: Area variances to legalize a one story, 674 square foot addition at the rear of the building, concrete block walls along the side property lines, and a built-up roof over the kitchen, resulting in (1) a rear yard setback of 0 feet where 30 feet is required, a deficiency of 30 feet or 100%; (2) a right side yard setback of 0 feet where 10 feet is required, a deficiency of 10 feet or 100%; (3) a left side yard setback of 0 feet where 10 feet is required, a deficiency of 10 feet or 100%; (4) a building coverage of 4575 square feet where 3000 square feet is allowed, an excess of 1575 square feet or 52.5%. The application appeared before the Planning Board for preliminary architectural and site plan review at a meeting on January 26, 2017.

ADJOURNED ITEMS

- 6. 17-06 62 Lakeshore Drive Public Hearing**
Adjourned to the March 14, 2017 ZBA Meeting
Section 64H, Block 1, Lot 35 Zones: R15
Application for: Area variances to legalize an existing driveway to permit: (1) a driveway width of 25.5 feet where a maximum of 20 feet is permitted, an excess of 5.5 feet or 27.5%; (2) a curb cut width of 29.2 feet where a maximum of 22 feet is permitted, an excess of 7.2 feet or 32.7%; (3) total impervious surfaces of 7848 square feet where a maximum of 6763 square feet is permitted, an excess of 1085 square feet or 16%.

Date: February 10, 2017, at 12:00 p.m.
Revised: February 10, 2017, at 4:00 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) 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.