Project: 190 Beech Street, Eastchester

NY Date: 05.26.22 Attn: Mr. Lukas Herbert

Town of Eastchester Building and Planning Department

40 Mill Road Eastchester, NY 10709



Dear Mr. Herbert,

Herewith is an application to the Town of Eastchester Zoning Board of Appeals proposing a second story addition, covered side entrance and converting the garage into storage. 190 Beech Street is an awkwardly shaped lot located in the R5 Zone which has a 30'-0" minimum front yard setback and situated on site is an existing single family dwelling with a 1 story projection towards the north side of the home. As viewed on the site plan (A100), the north east corner of the dwelling has a non conforming front yard setback of 21'-7" exceeding the 30'-0" minimum front yard setback. Although set back 3'-0" from the front wall of the first floor, the 2nd story addition above will also exceed the 30'-0" front yard setback. The setback to the 2nd story addition is 23'-7" which exceeds the minimum setback by 6'-5'. We are seeking a 21.4% variance for the second floor addition over first floor footprint.

Part of the renovation project includes converting a portion of the garage into a mudroom with access from the north side of the dwelling. We have accommodated for two off-street parking spots within the existing driveway. This is how the property is currently being used due to the size of the existing garage which cannot accommodate the size of a modern family vehicle. The mudroom entrance consists of a masonry platform, steps and a shed roof covering supported by brackets. Pursuant to the zoning regulations, a covering over steps may exceed the front yard setback by 4'-0". We are seeking a variance to exceed this requirement by 18" or 37.5% of the 4'-0" maximum projection into the required front yard.

In summary, the two area variances that we are seeking are precipitated by the awkward nature of the lot. If the lot were regular or rectilinear in shape, we would not need area variances for the proposed improvements.

Test for Area Variances

- 1. There will not be an undesirable change to the character of the neighborhood and no burden placed on neighboring properties as a result of granting relief. The proposed alterations are consistent with many other renovations for homes of this type, including the adjacent property at 96 Rose Avenue.
- 2. The benefit to the owner cannot be achieved by some other method feasible to pursue other than an area variance because the existing lot takes on an awkward shape. Due to the awkward shape the first floor footprint exceeds the minimum front yard setback. this is the only location where the a second floor addition can be constructed over first floor footprint. Note, the proposed second floor is recessed from the front wall of the first floor which does not increase the existing dimensional non-conformity.
- 3. The requested area variance is not substantial. We are building upon existing footprint resulting minimal increase in bulk.
- 4. The proposed variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood because the proposed improvements are consistent with that of other adjacent properties and minimal earthwork is proposed.
- 5. The alleged difficulty may be considered self-created because the existing floor plan is configured in such a way that allows the proposed mudroom to be situated in the most cost effective and convenient location. The awkwardly shaped lot creates the difficulty because if the lot were rectilinear in shape the variance in which we seek would not be necessary.

We look forward to presenting the project to the board at the next meeting. If you need any further information please feel free to contact me at any time.

Regards,

ouis Campana AIA

Principal



ZONING BOARD OF APPEALS APPLICATION

Project St	treet Add	ress:190 Beech	Street, Eastchester, NY 10709	
Section: _	76	Block: _6	Lot(s):22	Zone : R-5
Applicant:	Matthew	/ Berenson		
		ch Street, Eastchest	er, NY 10709	
Phone #:_	(917) 318	3-9968	Email: matt	hewberenson@gmail.com
Owner:	Matthew	/ Berenson		
Address:_	190 Beed	ch Street, Eastchest	er, NY 10709	
Phone #:_	(917) 31	8-9968	Email:matt	hewberenson@gmail.com
Architect/E	Engineer:_	Louis Campana Al	4	
Address:_	8 Pasade	ena Road, Bronxville	e, NY 10708	
Phone #:_	(914) 57	3-6804	Email: louis	@louiscampanaarchitect.com
Attorney:_				
Address:_				
Phone #:_			Email:	
Applicatx	An Are Use		the Zoning Law or a determination	on of the Building Inspector
Descript being so	ion of th		pject and nature of the interpr	etation, variance(s) and/or special pern
Addition	(2nd floor) alteration to an e	kisting single family residence over ex	xisting non-conforming first floor footprint.
The lot	shape is a	wkward in nature a	nd the existing front corner of the hon	ne exceeds the front yard setback.
The nev	v side entr	ance will have a co	vering which exceeds the front yard	set back by 5.5' as opposed to the allowable 4'
encro	achment.			
	-			
			·	

Town of Eastchester March 9, 2023

ZONING BOARD OF APPEALS APPLICATION CHECKLIST

APPLICATION CHECKLIST	
Submission Items	
All applications submitted to the ZBA must include:	
Cover Letter to the ZBA including, but not necessarily limited to:	х
The zoning district within which the subject site is located	Х
A brief description of the application and the interpretation, variances and or special permit being sought	х
3. A statement of how the application meets the tests for area or use variances or meets the special permit	
requirements (A list of the tests for area and use variances is attached)	Х
4. Resubmissions to the ZBA, after an initial hearing, must include a statement of any additional information that was	
requested by the ZBA at the hearing and must indicate the response to such requests.	
Completed ZBA Application and Application Checklist	Х
Application Fee (see Fee Schedule, available in the Planning and Building Department or on the Town's website\	X
Completed Zoning Compliance Table (see attached zoning compliance tables)	X
Notice of Denial Letter	Х
Short Environmental Assessment Form Part 1 (<i>not</i> required for single-family residences)	
Site Location Map - showing the project site and all properties within 200 feet of the site boundaries.	Х
List of properties within 200 feet of the site boundaries - including: section, lot and block, property owner name and street	
address necessary to meet notice requirements.	Х
Zoning Map - indicating the zoning district within which the site is located and all zoning district boundaries within 200 feet	
of the site boundaries. (May be shown on the Site Location Map)	Х
Color photographs of the project site - labeled "Project Site" and where appropriate indicating views (e.g., front elevation, rear	
elevation, etc.\; 2 photographs per page.	Х
Color photographs of properties within the immediate vicinity of the project site to provide context for the application.	
Photographs must be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in	x
which the photo is taken); 2 photographs per page.	
Current Property Survey and Existing Conditions Survey, prepared and certified by a Land Surveyor licensed in the State of	
New York including (but not necessarily limited to): (1) boundary lines including metes and bounds; (2) existing easements;	X
(3) existing structures; and (4) setbacks of all existing structures.	
Copy of the completed legal notice (sent to the newspaper and property owners within 200 feet of the site boundaries) with:	Х
Copy of the list of all properties within 200 feet of the site, printed from the Westchester County GIS, - including: section, block,	Х
and lot Signed and notarized Affidavit of Mailing and Publication (prior to being heard by the ZBA)	
	X
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing (prior to being heard by the ZBA) PDF of Complete Submission (color pages where applicable; see last page of application for instructions)	X
Affidavit of Publication from the Newspaper; when received	X
All applications for variances or special permits related to additions, alterations or new construction, must also	Х
include:	
Plans, signed and sealed by an Architect or Professional Engineer licensed in the State of New York, including:	
Proposed site plan drawing(s), based on and citing the certified property survey, showing:	
required, existing and proposed zoning setbacks	Х
existing and proposed structures	Х
dimensions	Х
elevation of the <u>existing</u> grade at the four or more principal building corners	х
elevation of the proposed grade at the four or more principal building corners	Х
2. Proposed floor plans	х
3. Proposed building elevations, including:	
• dimensions	х
spot elevations at building corners and other relevant locations	Х
elevation of the principal eave, based on a surveyed bench mark	х
elevation of the highest roof ridge line, based on a surveyed bench mark	Χ
All applications for variances related to proposed subdivisions must also include:	
Proposed subdivision map, signed and sealed by an Architect, Professional Engineer or Surveyor licensed in the Sate of	
New York, citing the certified survey upon which the map is based, including:	
proposed lot dimensions	
proposed lot areas required and proposed zoning authorize	
 required and proposed zoning setbacks effective square 	
all existing structures to be removed and/or to remain	
- an existing structures to be removed afford to remain	

^{*}Short Environmental Assessment Form is available on the Town's website at www.eastchester.org.

Town of Eastchester March 9, 2023

ZONING COMPLIANCE TABLE

OT INFORMATION Lot Area (sf) Lot Frontage (ft) Yard Setbacks (ft):	Existing	Required/ Permitted	Proposed	Variance
Lot Area (sf) Lot Frontage (ft)				Required
Lot Frontage (ft)				
• , ,	6,512	5,000	NO CHANGE	NO
Yard Sethacks (ft):	77	50	NO CHANGE	NO
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \				
Front Yard	21.58	30	NO CHANGE	YES
Rear Yard	25.33	25	NO CHANGE	NO
First Side Yard	9.75	8	NO CHANGE	NO
Second Side Yard	12.33	9	NO CHANGE	NO
Side Yard Adjoining Street	N/A	N/A	NO CHANGE	NO
RINCIPAL BUILDING INFORMATION	T		T	1
Gross Floor Area (sf)	1,681.11	2,451.20	1,897.52	NO
Building Height:		0.1/0	NO OLIANOE	NO
Stories	2	2 1/2	NO CHANGE	NO
Height to Principal Eave (ft) Height to Highest Roof Ridge (ft)	19.29	23	NO CHANGE NO CHANGE	NO
CCESSORY STRUCTURES	31.20	33	NO CHANGE	NO
etached Garage				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
Other Accessory Structure (indicate type of	f structure - shed poo	i, etc.)		
ype of Structure				
Setbacks:		/		
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
UILDING COVERAGE	T			
rincipal Building Coverage (sf)	1,174.85	2,051.28	1,199.64	NO
rincipal Building Coverage (%)	18.04	31.50	18.42	NO
ceessory Building Coverage (sf)				
Approved Supplied Coverage (%)				
MPERVIOUS SURFACE COVERAGE	0.040.00	0.100	1 004 00	NO
npervious Surface Coverage (sf) npervious Surface Coverage both (%)	2,240.80 34.41	3,128 48.03	1,934.09 29.70	NO NO
te: See Section 13 of the Zoning Law for requ				
uirements for circular driveways, etc.). See Sec				g. uu u u,

and therefore seeking a 37.5% variance. (18")

Town of Eastchester

40 Mill Road, Eastchester, NY 10709 (914)771-3317

NOTICE OF DENIAL

To: MATTHEW BERENSON, 190 BEECH ST

EASTCHESTER, NY, 10709

SBL: 76./6/22

Application Date: 01/18/2024 NOD Date: 19 January 2024

Revision Dates:

Zone: R-5

For Property Located At: 190 BEECH ST

Please be advised your application for a building permit has been denied. For additional notes, see below.

- 1. In Section 4-C-5, the required front yard setback is 30'. Your submission lists the setback at 21.58', a deficiency of 8.42', or 28.07%.
- 2. In Section 7-D-1c, the maximum distance that a front porch can extend into the front yard is 4'. Your submission lists the stairs at 5.5', an excess of 1.5', or 37.5%

Carlo Valente - Building Inspector

TOWN OF EASTCHESTER BUILDING & PLANNING DEPARTMENT

40 Mill Road Eastchester, NY 10709 Phone: (914) 771-3317 Fax: (914) 771-3322

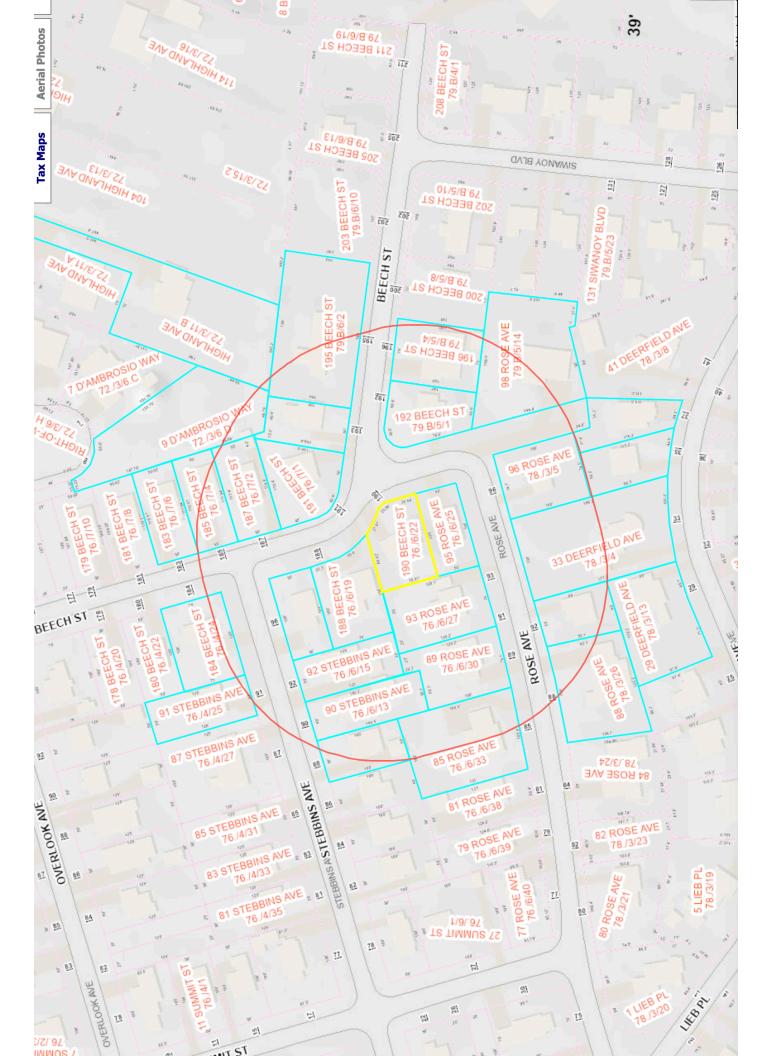
www.eastchester.org

NOTICE OF PUBLIC HEARING TOWN OF EASTCHESTER ZONING BOARD OF APPEALS

Tuesday	Febr	uary 13th		, 20	24 (year)	, at	7:00	, p.r
(day of week)	(mo	onth and date)			(year)		(time)	— ′ •
he Town of Eastcheste	r Town Hall, 40 Mi	ill Road, Ea	astchester	. Nev	v York	, in th	e	
urt Room/Auditorium o	•	•		•		•		
		w Berenson application/appli	aant\					
	(name or		cant)					
		for:						
	Area	. Variance						
(area variance(s), use vari	Area ance, interpretation, site pla	variance in, subdivision, a	chitectural revie	w and/c	r special	permit ap	proval)	
(area variance(s), use vari			rchitectural revie	w and/c	r special	permit ap	proval)	
	ance, interpretation, site pla	in, subdivision, ai	ng single fam			permit ap	proval)	
	ance, interpretation, site pla	ın, subdivision, aı	ng single fam			permit ap	proval)	
	ance, interpretation, site pla tion and 2nd floor additi (describe	in, subdivision, and in to an existing the proposed propo	ng single fam oject)	ily resi	dence.			rance.
ated to: Altera Applicant is seeking a front yar	ance, interpretation, site pla tion and 2nd floor additi (describe d area variance to build	in, subdivision, and in to an existing the proposed propo	ng single fam pject) first floor foot	ily resi	dence.	ring ove	er side enti	rance
Applicant is seeking a front yar	ance, interpretation, site plation and 2nd floor addition (described area variance to build	in, subdivision, and in to an existing the proposed propo	ng single fam pject) first floor foot	ily resi	dence.	ring ove	er side enti	rance
ated to: Altera	ance, interpretation, site plation and 2nd floor addition (described area variance to build	in, subdivision, and in to an existing the proposed propo	ng single fam pject) first floor foot	ily resi	dence.	ring ove	er side enti	rance.
ated to: Altera Applicant is seeking a front yar Fecting the premises ide	ance, interpretation, site plation and 2nd floor addition (described area variance to build artified as the followstchester:	in, subdivision, and ion to an existing the proposed produpon existing owing Sect	ing single fam oject) first floor foot ion(s), Blo	ily resi	dence.	ring ove	er side enti	rance.
Applicant is seeking a front yar	ance, interpretation, site plation and 2nd floor addition (described area variance to build	in, subdivision, and in to an existing the proposed propo	ng single fam pject) first floor foot	ily resi	dence.	ring ove	er side enti	rance.
ated to: Altera Applicant is seeking a front yar Fecting the premises ide	ance, interpretation, site plation and 2nd floor addition (describe darea variance to build artified as the followstchester: Section:76	in, subdivision, and ion to an existing the proposed produpon existing owing Sect	ing single fam oject) first floor foot ion(s), Blo	ily resi	dence.	ring ove	er side enti	rance
Applicant is seeking a front yar ecting the premises ide x Map of the Town of Ea	ance, interpretation, site plation and 2nd floor addition (describe darea variance to build artified as the followstchester: Section:76	in, subdivision, and ion to an existing the proposed produpon existing owing Sect	ing single fam oject) first floor foot ion(s), Blo Lot: 22	print a	dence.	ring ove	er side enti	rance

- 1. Visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting. If you have any questions regarding the Public Hearing or any of the agenda items, you can contact the Building & Planning Department at (914) 771-3319 or lherbert@eastchester.org. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the Building & Planning Department.
- 2. The purpose of this Notice is to notify you of the Public Hearing for the referenced project in case you would like to attend and/or participate in the meeting and/or comment on the application. However, you are not required to attend the meeting or to respond to this notice.

Town of Eastchester March 9, 2023



AFFIDAVIT OF MAILING AND PUBLICATION OF THE LEGAL NOTICE FOR A PUBLIC HEARING

Check (Doord (DD)					
	_	Board (PB) Board of Appea	ala (7D A)				
X	_	tural Review I	` ′	R)			
	Aremicei	iurai Keview I	ooara (AR	Б)			
Name a	nd Location of	Project:	Beren	son Residence			
190 Beech Street, Eastchester, NY 10709							
Section	76	, Block	6	, Lot(s)	22		
State of County of	New York of Westchester	}	ss:				
I,	Louis Car	mpana		, being duly	sworn, depose and say as follo	ws:	
 I have (included) (included) (included) I under responsible (included) I have refer to an PS For included) I have Town ARE As a spuble I under the control of the contro	ve prepared a list uding those in rdance with the derstand that inconsibility to veri ve sent a copy of enced property ARB meeting. Form(s) 3877 as equest property ve attached the of ve arranged the mof Eastcheste is meeting. oon as it is pro- ication from the derstand that this marked PS Form	st of property adjacent murinstructions polividual condoing if yif any condity if any condity if any condity if any condity if any condity of the legal not post-dated no. The notices we proof of mai owner signature originals or compublication of the publisher of the signed and not its signed and n	owners lo nicipalities rovided in ominium of lominiums ice to each less than less than less than less than less or returned in the Notice of all for the Notice of all for the Notice of all less of all for the Notice of a	s if applicable), the PB, ZBA, are wners must be in a relocated with and every propertion and	of feet of the boundaries of the by street address and section ARB Application Packages. Included on the list of property in the 200-foot radius. The PB or ZBA meeting and no lead to PB, ZBA, and ARB Application PB, ZBA, and ARB Application and a newspaper of generating in a newspaper of generating and no less that are PB,	n, block and lot in owners and it is my he boundaries of the ess than 5 days prior ained all postmarked cation Packages, did ral circulation in the n 5 days prior to an with the affidavit of tinals or copies of all	
(signature)							
Sworn to	me this	day of		, 20	<u></u>		

Town of Eastchester March 9, 2023

(Westchester County Notary Public)



Affidavit of Publication

STATE OF NI	EW YORK	}	
COUNTY OF	WESTCHESTER	}	
Review, a wee	kly community based i	n the Assistant to the Publ newspaper in White Plain an in said newspaper on th	s, New York, and further
February 2, 2	024		
The text of the This newspape	notice as published in r has been designated	said newspaper is as set f by the clerk of Westchest	Forth in annexed exhibit. er County for this purpose
Nancy Kapian	Kaplan Publisher of the Easte	 chester Review	
Sworn to before	e me on this 6 day	offebruary, 2024.	
al			

STEVEN KAPLAN
Notary Public, State of New York
No. 02KA4824403
Qualified in Westchester County
Commission Expires Sept. 30, 202







\$2500 OFF. 855.281.6439

Up to 19-56 Of matrix nature-free cabent door collections. Climit be come and with any other offers. Offer valid during into ormulation enly. Does not apply to under pushfaule. Horiscovers' must complete their time design considerable by 6:360 0004 to quidity for this immediate. NY communities of 1944-000 Suttablished NY Reckland 5942.



SUPREME COURT OF THE STATE OF NEW YORK COUNTY OF PUTNAM

Caliber Home Loans, Inc., Plaintiff,

-against-

Ben D'Onofrio as heir to the estate of Amerino D'Onofrio aka Amerino Donofrio, Unknown heirs of Amerino D'Onofrio aka Amerino Donofrio if living, and if he/she be dead, any and all persons unknown to plaintiff, claiming, or who may claim to have an interest in, or general or specific lien upon the real property described in this action, such unknown persons being herein generally described and intended to be included in wife, widow, husband, widower, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assignees of such deceased, any and all persons deriving interest in or lien upon, or title to said real property by, through or under them, or either of them, and their respective wives, widows, husbands, widowers, heirs at law, next of kin, descendants, executors, administrators, devisees, legatees, creditors, trustees, committees, lienors and assigns, all of whom and whose names, except as stated, are unknown to plaintiff, People of the State of New York, United States of America on behalf of the IRS, Commissioner of Putnam County Department of Social Services, Defendants.

Index No.: 501312/2023

Filed:

SUPPLEMENTAL SUMMONS

Plaintiff designates Putnam County as the place of trial. Venue is based upon the County in which mortgaged premises is situated.

TO THE ABOVE NAMED DEFENDANT(S):

YOU ARE HEREBY SUMMONED to answer the Complaint in this action and to serve a copy of your Answer or, if the Complaint is not served with this Summons, to serve a Notice of Appearance on the attorneys for the plaintiff within twenty (20) days after service of this Summons, exclusive of the day of service; or within thirty (30) days after service is complete if this Summons is not personally delivered to you within the State of New York; or within sixty (60) days if it is the United States of America. In case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint.

NOTICE OF NATURE OF ACTION AND RELIEF SOUGHT

THE OBJECT of the above captioned action is to foreclose a Mortgage to secure \$104,000.00 and interest, recorded in the office of the clerk of the County of Putnam on November 29, 2016 in Book 6659, Page 65 covering premises known as 57 Union Valley Rd. Mahopac, NY 10541.

The relief sought in the within action is a final judgment directing the sale of the premises described above to satisfy the debt secured by the Mortgage described above.

NOTICE YOU ARE IN DANGER OF LOSING YOUR HOME

If you do not respond to this summons and complaint by serving a copy of the answer on the attorney for the mortgage company who filed this foreclosure proceeding against you and filing the answer with the court, a default judgment may be entered and you can lose your home.

Speak to an attorney or go to the court where your case is pending for further information on how to answer the summons and protect your property.

Sending a payment to your mortgage company will not stop this foreclosure action. YOU MUST RESPOND BY SERVING A COPY OF THE ANSWER ON THE ATTORNEY FOR THE PLAINTIFF (MORTGAGE COMPANY) AND FILING THE ANSWER WITH THE COURT.

Dated: Bay Shore, New York

December 26, 2023

Frenkel, Lambert, Weiss, Weisman & Gordon, LLP

/s/BY: Linda P. Manfredi

Attorneys for Plaintiff

53 Gibson Street Bay Shore, New York 11706

(631) 969-3100

Our File No.: 01-099081-F00

Construction Inspector (New Rochelle, NY):

Perform inspection of bridges, highways, roadway & railroad construction and/or rehabilitations. Familiarity w/ACI Field Testing, OSHA & NYSDOT Standard specs &Work Zone Traffic Control Regs. Salary: \$65,853.00/yr. Regs:

Bachelor's degree in Mechanical Engineering/foreign equiv. + 12 mths exp in Position/ Project Engineer. Mail CV to Rodriguez Engineering LLC, 211 Trenor

Notice of Public hearing Notice is hereby given:

That the Zoning Board of Appeals of the Town of Eastchester will hold a public hearing on Tuesday, February 13th, 2024 at 7:00pm at the Town of Eastchester Town Hall, 40 Mill road, Eastchester New York, or remotely using zoom on the application of Mr. Matthew Berenson for area variances related to construction of a second story addition over garage and a covered side entrance affecting the premises known as Section 76, Block 6, Lot 22 on the Tax map of the town of Eastchester, New York know as 190 Beech Street, Eastchester NY

FLEXTIME ACCOUNT EXECUTIVE NEEDED

Home Town Media Group is a White Plains-based publishing company that prints five weekly newspapers, covering nine communities in Westchester County. We have an opening for a part time account/sales executive. Set your own hours, actively engage with local businesses, create long-term relationships, and sell print, digital, and custom advertising solutions to these firms. If you are interested in creating advertising for local businesses, we want to talk to you!

The ideal candidate will possess strong interpersonal and organizational skills. You should be comfortable with multitasking and be able to budget your time and resources.



RESPONSIBILITIES

- Build and manage client relationships
- · Meet and exceed your own financial goals
- · Prospect for and close new business

QUALIFICATIONS

- Strong written and verbal communication skills
- Strong organizational skills
- · Self-motivated and able to work independently
- Marketing/PR/Sales experience a plus

Please contact Jim Scova @914-653-1000 x23 jscova@hometwn.com