

ARCHITECTURAL REVIEW BOARD APPLICATION

Project Name, If Applicable: 2 CROSSHILL RD
Project Street Address: 2 CROSSHILL RD EASTCHESTER NY 10709
Section: 65N Block: 5 Lot(s): 103 Zone: R-6

Applicant: LUCIEN MARTIN
Address: 2 CROSSHILL RD EASTCHESTER NY 10709
Phone #: (914) 346-5616 Email: WTMDEVCORP@GMAIL.COM

Owner: -SAME AS APPLICANT-
Address: _____
Phone #: _____ Email: _____

Architect/Engineer: MARCO MAIORANO
Address: 439 WHITEPLAINS RD EASTCHESTER NY 10709
Phone #: (914) 346-5616 Email: COMMUNITYDESIGNSLLC@GMAIL.COM

Attorney: _____
Address: _____
Phone #: _____ Email: _____

Application is for:

New Construction (check type below):

One Family Residence ☒
Two-Family Residence _____
Multi-Family Residence _____
Commercial Building _____

Additions and Alterations:

One Family Residence _____
Two Family Residence _____
Multi-Family Residence _____
Commercial Building _____

Other (Describe): _____

Description of Proposed Project: REMOVE EXISTING DWELLING & PROPOSED NEW SINGLE FAMILY DWELLING.

Are any approvals and/or variances required from the ZBA? _____ Yes _____ No
(If yes, list all necessary approvals from the ZBA and/or variances on an attachment)

APPLICATION CHECKLIST FOR SITE PLANS

Submission Items	✓
Completed Architectural Review Board Application, Application Checklist and Application Fee	✓
Cover letter including a clear description of the proposed project and any new information or revisions	✓
Escrow agreement form and deposit (for all new construction and for applications proposing an additional impervious surface area of 1500 square feet or more)	✓
Completed Zoning Compliance Table (see attached tables)	✓
Notice of Denial Letter, if applicable	✓
Short Environmental Assessment Form Part 1 * (not required for single-family residences)	✓
Site Location Map - showing the project site and all properties within 200 feet of the site boundaries.	✓
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).	✓
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.	✓
Color photographs of properties within the immediate vicinity of the project site to provide context for the application. Photographs <u>must</u> be keyed to a Map (labeled by street address and indicating the photo view (arrow showing the direction in which the photo is taken)); 2 photographs per page.	✓
Plans, signed and sealed by an Architect, Engineer, Landscape Architect or Land Surveyor licensed in the State of New York, including:	✓
1. Cover sheet, including but not limited to: (1) list of drawings; (2) zoning compliance table; (3) building height calculations/diagram (list elevation of the existing and proposed grades at the 4 or more principal building corners, the elevation and height of the principal eave, and the elevation and height of the highest roof ridge line; (4) gross floor area (GFA) calculations/diagram (clearly indicating the GFA of each story of the building; applications for additions must clearly indicate the GFA of all existing areas as well as all proposed areas); (5) site location map, showing the project site and all properties within 200 feet of the site boundaries; and (6) 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).	✓
2. 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; (3) existing contours at 1-foot intervals, extended at least 10 feet into adjoining properties and to the center line of any adjacent street; (4) existing structures and surface features; (5) rock outcrops; (6) trees with a caliper of more than 4 inches, measured 4 feet above grade on site and on adjacent Town-owned property; (7) watercourses and waterbodies; (8) existing utilities on site and in adjacent streets; and (9) 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)	
• Copy of the list of all properties within 200 feet of the site printed from the Westchester County GIS, - including: section, block, and lot	✓
Signed and notarized Affidavit of Mailing and Publication (prior to being heard by the ARB)	✓
Originals or Copies of postmarked PS Form(s) 3877 for Certified Mailing (prior to being heard by the ARB)	✓
PDF of Complete Submission (color pages where applicable; see last page of application for instructions)	✓
Affidavit of Publication from the Newspaper; when received	✓
3. Proposed site plan drawing(s), based on and citing the certified property survey, showing:	✓
• required zoning setbacks	✓
• proposed structures and paved areas	✓
• proposed setbacks and dimensions	✓
• proposed utilities	✓
• proposed grading plan showing existing and proposed grades at 1-foot contour intervals and including all relevant spot elevations, including the elevation of existing and proposed grades at the 4 or more principal building corners.	✓
• proposed stormwater management plan including soil perc test results and drainage/drywell calculations based on zero increase in rate of discharge from the site and designed for 50-year storm events for additions and 1-, 10- and 100- year storm events for new construction (including undeveloped lots and teardowns) and subdivisions.	✓
• proposed erosion control plan	✓
• proposed landscape plan, prepared by a Landscape Architect licensed in the State of New York (required for <u>all</u> new construction and significant additions and alterations)	✓
4. Proposed floor plans	✓
5. Proposed building elevations, including:	✓
• proposed materials and finishes labeled and provided in a schedule	✓
• horizontal and vertical dimensions	✓
• spot elevations at building corners and other relevant locations	✓
• elevation of the principal eave, based on a surveyed bench mark	✓
• elevation of the highest roof ridge line, based on a surveyed bench mark	✓
6. Schematic front streetscape building elevation illustrating the height of the proposed structure in relation to the height of immediately adjacent structures on either side of the site (required for all new construction)	✓
7. Schematic cross section(s), if necessary, illustrating the relationship of proposed structures to the street, to existing or proposed retaining walls, to existing structures and properties to the rear, to existing or proposed landscaping, etc.	✓
8. Construction details and/or catalogue cut sheets of all proposed site structures, including but not necessarily limited to: fences, trash enclosures, all retaining walls over 2 feet high, lighting fixtures and signs.	✓
Physical samples of proposed materials, finishes and colors. (must be brought to the meeting).	✓

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

Town of Eastchester

January 11, 2024

ZONING COMPLIANCE TABLE
ONE- AND TWO-FAMILY RESIDENCES
 (New Construction and Additions)

ZONE: R-6

Notes: Information must be based on definitions in the current Zoning Law of the Town of Eastchester. If not applicable, leave box blank. Check box in far right column if variance is required (even if already approved by the ZBA).

	Existing	Required/ Permitted	Proposed	Variance Required
LOT INFORMATION				
Lot Area (sf)	11,595 S.F.	6,000 S.F.	11,595 S.F.	NO
Lot Frontage (ft)	90.62 FT.	60 FT.	90.62 FT.	
Yard Setbacks (ft):				
Front Yard		30 FT.	30.0 FT.	
Rear Yard		25 FT.	25.0 FT.	
First Side Yard		10 FT.	10.0 FT.	
Second Side Yard		10 FT.	24.75 FT.	↓
Side Yard Adjoining Street				
PRINCIPAL BUILDING INFORMATION				
Gross Floor Area (sf)		3,059 S.F.	3,886 S.F.	YES
Building Height:				
Stories		2 1/2	2 1/2	NO
Height to Principal Eave (ft)		23 FT.	21.25 FT.	↓
Height to Highest Roof Ridge (ft)		33 FT.	32.55 FT.	↓
ACCESSORY STRUCTURES				
Detached 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 structure – shed, pool, etc.)				
Setbacks:				
To Principal Building				
To Side Lot Line				
To Rear Lot Line				
Building Height:				
Height to Principal Eave (ft)				
Height to Highest Ridge (ft)				
BUILDING COVERAGE				
Principal Building Coverage (sf)		3,478 S.F.	3,616 S.F.	**
Principal Building Coverage (%)		30.0%	31.1%	**
Accessory Building Coverage (sf)				
Accessory Building Coverage (%)				
IMPERVIOUS SURFACE COVERAGE				
Impervious Surface Coverage (sf)		4,319 S.F.	4,633 S.F.	**
Impervious Surface Coverage both (%)		37.2%	39.9%	**

Note: See Section 13 of the Zoning Law for requirements related to driveways (e.g., pavement width, curb cuts, setbacks grades; requirements for circular driveways, etc.). See Section 8 of the Zoning Law for requirements related to fences and walls.

Are any variances required (or were any variances approved by the ZBA) that are not listed on the table above?

☒ Yes ☐ No

If yes, describe all additional variances: FRONT YARD SETBACK @ COVERED FRONT PORCH EXCEEDS 30% OF THE WIDTH OF THE BUILDING.** PROPOSED SETBACK AT COVERED PORCH IS 25 FEET AND REQUIRED IS 26 FEET.**

**** NOTE: THESE VARIANCES HAVE BEEN PREVIOUSLY APPROVED AT A SLIGHTLY HIGHER DEFICIENCY, DURING THE MARCH 12TH 2024 ZONING BOARD MEETING**

Town of Eastchester Building & Planning Department

November 24, 2015

2 CROSS HILL RD *



COMMUNITY DESIGNS
ENGINEERING D.P.C.

CDESIGNSENGINEERING@GMAIL.COM

439 White Plains Rd.

Phone: 914-346-5616

Eastchester, NY 10709

Fax: 914-352-0114

May 21st, 2024

TO: Architectural Review Board- Town of Eastchester

CC: Carlo Valente, Building Inspector.

Joseph M. Cermele, P.E. CFM, Kellard Sessions Consulting, P.C.

Address: 2 Cross Hill Rd, Eastchester NY 10708

Section: 65.N **Block:** 5 **Lot:** 103 **Zone:** R-6 (Residential)

The applicant Luceln martinis seeking approval for a new single-family dwelling. The existing 11,595 square foot site is currently developed with a Single family home and related impervious surfaces to be removed. The proposed new dwelling will share similar characteristics with the existing in regards to the existing driveway location and curb cut on Cross Hill rd.

The applicant/owner has specific intentions on the spaces desired in the dwelling and its aesthetics outside of the dwelling. In its overall design and materials used we have maintained consistency throughout the neighborhood. A proposed covered front wrap around porch is situated on the right corner of the dwelling and property as it is a corner lot abutting Oakland Ave. The streets natural topography slopes up along Cross Hill rd toward Knollwood rd. As part of the site development 3 larger trees in the rear yard are proposed to be removed along with some smaller shrubs and trees at the perimeter of the existing home. New landscaping is proposed for the new site development along with proposed storm water mitigation on site for the newly created dwelling and all related impervious areas.

The required area variance attached in the notice of denial has been approved at the May 14th 2024, Zoning board meeting.

Please feel free to contact the undersigned, should you have any questions or concerns about the application prior to the meeting.

Sincerely,

ADAMO MAIORANO

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

NOTICE OF DENIAL

To: MARIA T BIETSCH,
3 DUCHILLE PLACE
BRONXVILLE, NY, 10708

SBL: 65.N/5/103
Application Date: 10/03/2023
NOD Date: 11 October 2023
Revision Dates: 2 April 2024
Zone: R-6

For Property Located At: 2 CROSSHILL RD

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

1. In Section 9-Q-1, the maximum gross floor area permitted is 3,059 sq. ft. Your submission lists the square foot at 3,886. An excess of 827 sq. ft., or 27%.
2. In Section 4-C-5, the maximum principle building coverage permitted is 3,478 sq. ft. of 30%. Your submission lists the coverage at 3,616, an excess of 138 sq. ft. or 1.1%.
3. In Section 9-P, the maximum impervious surface permitted is 4,319 sq. ft. Your submission lists the coverage at 4,633 sq. ft., an excess of 314 sq. ft. or 2.7%.
4. In Section 7-D-1, the maximum width of a front porch is 30% of the width of the building or 22.7'. Your submission lists the width at 29', an excess of 6.3' or 27.7%.
5. In Section 4-c-5, the front yard setback is 30' with an allowance of 4' for a front porch (26'). Your submission lists the setback at 25', a deficiency of 1' or 4%.



Carlo Valente - Building Inspector

RESOLUTION
Application 23-33, 2 Cross Hill Road

Town of Eastchester Zoning Board of Appeals
March 12, 2024

Description of the Application: The applicant is proposing to demolish the existing single-family residence on the property and to build a new single-family residence. The proposed residence will require the following area variances from the Zoning Law of the Town of Eastchester (the “Zoning Law”):

1. Front Yard Setback Variance: Front Yard Setback of 25 feet proposed where a minimum of 30 feet is required by Zoning Law §4-C-5(bulk) (R6 District, Col. 5) with an allowance of 4 feet for a front porch (26 feet) (Zoning Law §7-D-1(c)), a deficiency of 1 foot or 4%;
2. Principal Building Coverage Variance: Principal Building Coverage of 31.5% (3,655 sf) where a maximum of 30% (3,478 sf) is permitted by Zoning Law §4-C-5(bulk) (R6 District, Col. 13), an excess of 1.5% (177 sf);
3. Impervious Surface Coverage Variance: Impervious Surface Area of 40.2% (4,672 sf) where a maximum of 37.2% (4,319 sf) is permitted by Zoning Law §9-P, an excess of 3% (353 sf).
4. Porch Width Variance: Porch Width of 30 feet where a maximum of 23 feet (30% of the width of the building) is permitted by Zoning Law §7-D-1(c), an excess of 7 feet or 30%; and
5. Gross Floor Area Variance: Gross Floor Area of 4,176 sf proposed where a maximum of 3,059 sf is permitted by Zoning Law §9-Q-1, an excess of 1,117 sf or 36.5%.

SEQRA Status: Type II Action (6 NYCRR 617.5(c)(11),(17)). No further SEQR review required.

Date of the Public Hearing: November 14, 2023

Drawings: During the review of the application, the Zoning Board of Appeals was provided with exhibits and materials that were accepted into the record and made a part thereof including, but not limited to, the following drawings prepared by:

1. Community Designs Engineering D.P.C., all dated October 26, 2023:
 - SP.1, Site Plan, Notes & Details
 - A-1, Basement, First, & Second Floor Plans
 - A-2, Elevations
 - A-3, Elevations
 - A-4, Comparative Analysis
2. Summit Land Surveying P.C., dated March 2, 2023:
 - Survey

(the above listed Drawings, collectively the “Project Plans”).

Findings: After considering the presentation by the applicant, the supporting materials submitted relative to the application, and comments made at the public hearing, the ZBA makes the following findings in accordance with Section 10.B.2 of the Zoning Law with respect to the variances requested for Front Yard Setback, Principal Building Coverage, Impervious Surface Area, and Porch Width (see variance list above, items 1, 2, 3 and 4, for the extent of each variance):

The benefit to the applicant — here the ability to demolish an existing house and construct a house with a larger footprint — outweighs the detriment to the health, safety and welfare of the surrounding community by the granting of the above variances.

These findings are based on the evaluation of the factors below:

1. As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variances, the ZBA finds: It will not. The granting of these four variances would permit the construction of a house that would have minimal impacts to the character of the neighborhood or nearby properties. The porch is proposed to be wider than permitted to achieve additional functionality with the proposed first floor plan, but would not alter the appearance of the house substantially, when compared to others in the neighborhood. Two variances involve small increases to building coverage and impervious surface above the maximums that are allowed. This is offset by the large lot size as well as the fact that the new home construction would require the addition of stormwater management infrastructure where the current house has no such infrastructure.
2. As to whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than area variances, the ZBA finds: It cannot. In order to achieve the functionality of the ground floor plan as desired by the applicant, these four variances are necessary.
3. As to whether the requested variances are substantial, the ZBA finds: They are not. The four above variances are small in magnitude and are not substantial and would have minimal impacts to the character of the neighborhood or nearby properties, particularly given that the site is a large lot.
4. As to whether the proposed variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the ZBA finds: They will not. Notably, even though there will be increases in building coverage and impervious surface area, impacts will be offset by the installation of new stormwater management infrastructure. This would be an improvement over existing conditions since the existing house that would be demolished does not have any stormwater management infrastructure.
5. As to whether the alleged difficulty was self-created (which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variances), the ZBA finds: The hardship is self-created. The applicant has purchased a large building lot and could have proposed a house that conforms to zoning given the amount of space on the lot that is unencumbered by environmental features. However, this determination does not preclude the granting of the above four variances.

Determination: Based upon the foregoing and the record, the ZBA finds that the benefit to the applicant by the grant of the requested variances for Front Yard Setback, Principal Building Coverage, Impervious Surface Area, and Porch Width outweighs the detriment to the health, safety and welfare of the community by such grant, and, therefore, grants such variances, subject to the condition that the applicant obtain site plan approval for the construction of the new residence from the Town of Eastchester Planning Board.

Vote:

1. Front Yard Setback Variance: Front Yard Setback of 25 feet proposed where a minimum of 30 feet is required by Zoning Law §4-C-5(bulk) (R6 District, Col. 5) with an allowance of 4 feet for a front porch (26 feet) (Zoning Law §7-D-1(c)), a deficiency of 1 foot or 4%;
2. Principal Building Coverage Variance: Principal Building Coverage of 31.5% (3,655 sf) where a maximum of 30% (3,478 sf) is permitted by Zoning Law §4-C-5(bulk) (R6 District, Col. 13), an excess of 1.5% (177 sf);
3. Impervious Surface Coverage Variance: Impervious Surface Area of 40.2% (4,672 sf) where a maximum of 37.2% (4,319 sf) is permitted by Zoning Law §9-P, an excess of 3% (353 sf).

Alan Pilla	Yes
Michael Cahalin	Yes
Joseph Miller	Yes
William Conway	Yes
Paul Weber	Abstain

4. Porch Width Variance: Porch Width of 30 feet where a maximum of 23 feet (30% of the width of the building) is permitted by Zoning Law §7-D-1(c), an excess of 7 feet or 30%.

Alan Pilla	Yes
Michael Cahalin	Yes
Joseph Miller	No
William Conway	Yes
Paul Weber	Abstain

Variances for Front Yard Setback, Principal Building Coverage, Impervious Surface Coverage and Porch Width GRANTED.

5. Gross Floor Area Variance: Gross Floor Area of 4,176 sf proposed where a maximum of 3,059 sf is permitted by Zoning Law §9-Q-1, an excess of 1,117 sf or 36.5%.

Alan Pilla	Yes
Michael Cahalin	No
Joseph Miller	No
William Conway	Yes
Paul Weber	Abstain

Variance for Gross Floor Area DENIED (Zoning Law §10G[3]).

Resolution adopted at the Zoning Board of Appeals meeting on March 12, 2024.



Robert M. Tudisco, Deputy Town Attorney

RESOLUTION
Application 23-33, 2 Cross Hill Road

Town of Eastchester Zoning Board of Appeals
May 14, 2024

Description of the Application: The applicant proposes to demolish an existing single-family house on an 11,595 square foot lot at the corner of Cross Hill Road and Oakland Avenue and construct a new home on the Property. This application previously appeared before the Zoning Board of Appeals at its November 14, 2023 meeting. At that time the applicant was seeking variances from the Town of Eastchester Zoning Law's (the "Zoning Law") front yard setback, porch width, impervious surface coverage, principal building coverage, and gross floor area requirements. At its March 12, 2024 meeting, the Board granted the applicant's requested front yard setback, porch width, impervious surface coverage and principal building coverage variances, but denied by default (2-2 vote) the request for a gross floor area variance.

The applicant has revised the plan to reduce the gross floor area of the proposed home from 4,176 square feet as proposed in the plans presented at the November 14, 2023 meeting, to 3,886 square feet as currently proposed. This is a reduction of 290 square feet. However, the proposed gross floor area of 3,886 square feet exceeds the maximum gross floor area permitted by Zoning Law §9-Q-1 of 3,059 square feet by 827 square feet or 27 percent, and therefore requires an area variance. The front yard setback, porch width, impervious surface coverage and principal building coverage provided on the plans submitted for review at the April meeting continue to comply with (or the deviation from the requirements of the Zoning Law are slightly reduced from) the variances for those features granted at the March 12, 2024 meeting.

SEQRA Status: Type II Action (6 NYCRR 617.5(c)(17)). No further SEQR review required.

Date of the Public Hearing: April 16, 2024

Drawings: During the review of the application, the Zoning Board of Appeals was provided with exhibits and materials that were accepted into the record and made a part thereof including, but not limited to, the following drawings prepared by:

1. Community Designs Engineering D.P.C, all dated October 26, 2023:
 - SP.1, Site Plan, Notes, & Details
 - A.1, Basement, First, & Second Floor Plans
 - A.2, Elevations
 - A.3, Elevations
 - A.4, Comparative Analysis
2. Summit Land Surveying P.C., dated March 2, 2023:
 - Survey

(The above-referenced Drawings are collectively referred to as the "Project Plans").

Findings: After considering the presentation by the applicant, the supporting materials submitted relative to the application, and comments made at the public hearing, the ZBA makes the following findings in accordance with Section 10.B.2 of the Zoning Law:

The benefit to the applicant — here the ability to demolish an existing single-family home and construct a new, larger single-family home — outweighs the detriment to the health, safety and welfare of the surrounding community by the grant of the variance based on the evaluation of the factors below:

1. As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the ZBA finds: It will not. The proposed house is attractive in its architectural design, and includes design elements, including but not limited to the proposed front porch, to minimize the bulk of the house when viewed from the surrounding streets and properties. As detailed in the comparative analysis submitted by the applicant, the ratio between the floor area of the house and the lot on which it will be located (here, a significantly oversized lot, which is almost double the minimum lot area for the zoning district in which the home will be located, a significant factor in the granting of this variance) is consistent with the floor area ratios of houses in the surrounding neighborhood. Importantly, and as discussed at the public hearing on this application, in the application previously presented to, and denied by, the Board the house had a floor area ratio that was larger than most if not all of the homes in the neighborhood. The revised and reduced floor area submitted as a part of this application is consistent with many of the surrounding homes. Accordingly, the proposed home will be in keeping with the character of the surrounding neighborhood.
2. As to whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance, the ZBA finds: The benefit sought by the applicant is the ability to construct a new home on the subject property that is larger than the existing home and provides space to meet the applicant's needs. While it would be possible for the applicant to construct a smaller home on the property, such a home would not provide the area requirements the applicant is seeking.
3. As to whether the requested variance is substantial, the ZBA finds: Although the 27% deviation from the requirements of the Zoning Law can be considered numerically significant, for the reasons articulated in response to Factor 1 the grant of the variance will not have a substantial negative impact on the surrounding community.
4. As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the ZBA finds: It will not. The application is a Type 2 action under SEQRA. The construction on the Property includes the construction of a new on-site stormwater mitigation system consisting of underground drainage chambers. These facilities would have the capacity to collect all of the new runoff created by the project in the event of the 100-year storm. This would be an improvement of the existing condition as the site does not currently include any stormwater management measures. Erosion and sediment control measures will be required during construction of the residence as well. The applicant is also proposing to retain existing vegetation on the site and supplement that vegetation with new landscaping.
5. As to whether the alleged difficulty was self-created (which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variances), the ZBA finds: The need for the variances is self-created in that the applicant wishes to build a house on the lot that exceeds the maximum floor area permitted by the Zoning Law.

Determination: Based upon the foregoing and the record, the ZBA finds that the benefit to the applicant by the grant of the above-stated variance outweighs the detriment to the health, safety and welfare of the community by such grant, and, therefore, grants the above-stated variance, subject to the condition that the use is established in compliance with the Project Plans as they may be modified by the Planning Board during the site plan review process provided that such modifications do not increase the magnitude of the variance.

Vote:

Alan Pilla	Yes
Michael Cahalin	No
Joseph Miller	Yes
William Conway	Yes
Paul Weber	Absent

Variances Approved.

Resolution adopted at the Zoning Board of Appeals meeting on May 14, 2024.



Robert M. Tudisco, Deputy Town Attorney

**TOWN OF EASTCHESTER
PLANNING DEPARTMENT**

40 Mill Road
Eastchester, NY 10709

Phone: (914) 771-3319
(914) 771-3393

www.eastchester.org

**NOTICE OF PUBLIC HEARING
TOWN OF EASTCHESTER ARCHITECTURAL REVIEW BOARD**

NOTICE IS HEREBY GIVEN that the Architectural Review Board of the
Town of Eastchester will hold a public hearing on:

THURSDAY, JUNE 6TH, 2024, at 7:00 p.m.
(day of week) (month and date) (year) (time)

at the Town of Eastchester Town Hall, 40 Mill Road, Eastchester, New York, in the
Court Room/Auditorium on the application of:

LUCIEN MARTIN

(name of application/applicant)

for:

ARCHITECTURAL REVIEW BOARD

(area variance(s), use variance, interpretation, site plan, subdivision, architectural review and/or special permit approval)

related to: CONSTRUCT A NEW SINGLE FAMILY DWELLING
(describe the proposed project)

affecting the premises identified as the following Section(s), Block(s) and Lot(s) on the
Tax Map of the Town of Eastchester:

65N, 5, 103

and located at the following address:

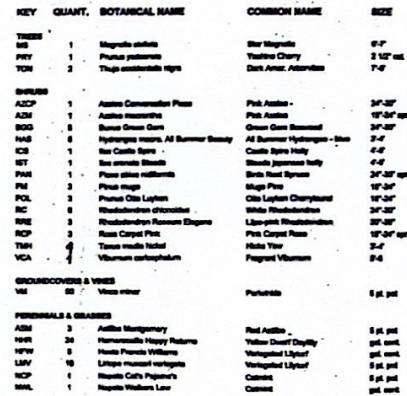
2 CROSSHILL RD EASTCHESTER N.Y. 10709

(street address)

Notes:

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 Planning Department at (914) 771-3319. Applications are available for review electronically by clicking the link at the top of the agenda and physically in the 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.

All necessary precautions shall be taken for the protection of the Client and Public's welfare.



Eastchester, NY

Tramontano and Rowe Landscape Architects & Site Planners (203) 661-3692 34 East Putnam Ave. Greenwich, CT	Scale -1"=10'-0"
	Date 3-20-2014