



Project: 360 White Plains Road, Eastchester NY

Date: 05.07.24

Attn: Ms. Noelle Wolfson
Town of Eastchester Building and Planning Department
40 Mill Road Eastchester, NY 10709

Dear Ms. Wolfson:

Enclosed herewith are supplemental drawings in response to comments received at our last Planning Board ("Board") meeting in March, as well as our meeting and subsequent discussions. Before incurring the additional time and expense required to advance the project we want to take the opportunity at the next Planning Board meeting to review the substantial changes that were made to the building and site in consideration of and in response to the Board's and your comments with the intention being to return in June with a full development package.

At the March meeting the Board commented on the orientation of the building, its scale and voiced their concern for the deficient amount of on-site parking provided. At that time we were seeking relief from the Zoning Board of Appeals for area variances that included commercial frontage along Cypress Road, a 17% variance for off-street parking and a variance to keep an existing legal non conforming landscape buffer along the easterly and northerly boundary lines.

Once again, we've taken the Boards comments into serious consideration, consulted with our client and amended the layout and design accordingly as set forth below.

Scale:

The original design showed a 2 1/2 story building with a footprint of 3,784 square feet and gross floor area of 7,046.8 square feet. The amended design is a building with a footprint of 2,365 square feet (33% reduction) and a gross floor area of 4,342 square feet (39% reduction). Since the building is now under 5,000 square feet it is considered a "Type 2" unlisted action for purposes of SEQRA. The building height was also reduced by 2'-4 3/8" (12% reduction). The building still conforms to all area and bulk regulations.

Building Orientation:

As it was last presented the building was oriented with store fronts facing Cypress Road. Pursuant to the Town's zoning regulations there shall not be any store fronts facing a street that enters into a residential neighborhood. We reoriented the building so that the store fronts now face the northern property line away from Cypress Road and towards the parking lot of Walgreens located on the neighboring property. This change now brings the building orientation in full conformance with the Town's zoning regulations as it relates to street frontage on corner lots leading into residential areas and thereby eliminates the need for an area variance for this purpose.

Parking:

The initial application and design resulted in a deficient amount of off-street parking. As a result of reducing the scale of the building, the off-street parking demand was reduced to 89 spaces. We are now able to accommodate the full demand of 89 spaces and we thereby eliminated the need for an area variance for this purpose as well.

As the Board can see, we have attempted to be responsive to the Board's concerns, made plan revisions accordingly and, in the process, eliminated the need for all previously required area variances except for the deficient buffer along the north and east side of the property which is a preexisting legal non conforming condition. We look forward to presenting the project to the Board at the next meeting and advancing the project as revised. If you need any further information please feel free to contact me at any time.

Regards,

Louis Campana AIA
Principal

Cc: Steven A. Accinelli, Esq.

