

Agenda*
TOWN OF EASTCHESTER ZONING BOARD OF APPEALS
February 13, 2024 at 7:00 p.m.

The meeting will be held at:
Town of Eastchester Town Hall, Court Room/Auditorium, 40 Mill Road, Eastchester, New York
You can view current submissions for each application by clicking on this link:

https://cms5.revize.com/revize/eastchester/departments/zba_february_13_2024_meeting.php

Previous submissions for Old Business items can be accessed from prior agendas posted on the Town's website. Past meeting dates are noted in the descriptions of the applications on this agenda.

- Call to Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes: January 9, 2024

RESOLUTIONS

1. **23-32, 600 White Plains Road**
2. **23-33, 2 Cross Hill Road**
3. **23-40, 11 Wright Place**
4. **23-34, Crema Caffe, 470 White Plains Road**
5. **23-35, Total Form Fitness, 95 Montgomery Avenue**
6. **23-38, 210 Hillside Place**
7. **23-39, 122 Montgomery Avenue**

NYS ENVIRONMENTAL QUALITY REVIEW (SEQR)

1. **23-27, 360 White Plains Road – Consider Lead Agency Resolution**
2. **23-30, 249 Main Street and 27 New Street – Consider Lead Agency Resolution**
3. **24-01, 42 Maple Avenue Subdivision - Consider Lead Agency Resolution**

OLD BUSINESS

1. **23-30, 249 Main Street and 27 New Street** **Public Hearing Continued**
Section 69, Block 5, Lot 6 & 6C Zone: RB
Application for: Area variances for a proposed six-story building with 25 units consisting of ten (10) two-bedroom units and fifteen (15) one-bedroom units with 30 parking spaces and related amenities to permit: (1) the height of the building at 6 stories whereas a maximum of 4 stories is permitted, an excess of 2 stories or 50%; (2) the height of the building at 67.12 feet whereas a maximum of 45 feet is permitted, an excess of 22.12 feet or 49.16%; (3) 30 parking spaces whereas a minimum of 43 parking spaces are required, a deficiency of 13 or 30.23%; (4) impervious surface coverage of 19,165 square feet whereas a maximum of 14,571 square feet is permitted, an excess of 4,414 square feet or 21%; (5) from perimeter landscaping requirements, approximately 130 feet of the perimeter of the property has no perimeter landscaping; (6) from designated snow removal area (no area for snow removal is provided); (7) to permit a backup aisle of 22.6 feet whereas 24 feet is required, a deficiency of 1.4 feet or 6%. This application appeared before the ZBA on January 9, 2024.

NEW BUSINESS

2. **24-03, 190 Beech Street** **Public Hearing**
Section 76, Block 6, Lot 22 Zone: R5
Application for: Area variances for a proposed 2nd story addition above the footprint of an existing residence to permit: (1) a front yard setback of 21.58 feet whereas a minimum of 30 feet is required, a deficiency of 8.42 feet or 28.07%;

(2) a covered porch extending 5.5 feet into the front yard whereas the maximum distance a porch can extend into a front yard is 4 feet, an excess of 1.5 feet or 37.5%.

ADJOURNED ITEMS (These items will **not** be heard at the February 13, 2024 ZBA Meeting)

1. 23-02, 203 Beech Street Subdivision **Public Hearing Continued**

Adjourned to the March 12, 2024 ZBA Meeting

Section 72, Block 3, Lots 13 and 15.2; Section 79B, Block 6, Lot 10

Zone: R5 & R6

Application for: Area variances for a proposed 8-lot subdivision to permit: (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 distance of 108 feet between center lines of offset intersecting streets, whereas a minimum of 150 feet is required, a deficiency of 42 feet or 28%. This application appeared before the ZBA on November 14, 2023.

2. 23-27, 360 White Plains Road **Public Hearing Continued**

Adjourned to the March 12, 2024 ZBA Meeting

Section 66L, Block 1, Lot 1

Zone: ORB

Application for: Area variances for a proposed 2-story new commercial building with basement on existing impervious surface to permit: 1) frontage upon a local street occupied by or leading to residential uses pursuant to Section 7E; (2) an existing non-conforming condition with existing parking within 20 feet from a residential zone; no change proposed; (3) a reduction in required parking spaces from 100 to 78, a deficiency of 22 parking spaces or 22%. This application appeared before the ZBA on January 9, 2024.

Date Issued: February 5, 2024 at 12:30 p.m.

* The posted agendas are subject to change. Applications may be withdrawn or adjourned at any time prior to the meeting. Visit the town's website (www.eastchester.org) to access the most current agenda prior to each meeting. Last minute adjournments may not be reflected on the posted agendas and applications may be heard out of order at the discretion of the Chair. If you have any questions regarding any of the agenda items, you can contact the 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 Planning Department.