

**BOARD OF APPEALS ZONING**

**AGENDA 7:00 P.M.**

**MAY 4, 2016**

**CALENDAR NO**

Z-2015-32

Hall Avenue Building Corp., 48 Hall Avenue, SBL 126.09-3-20. Application for a new building. The applicant previously applied for and received a variance for the construction of a two (2) family dwelling, but the variance expired by limitation. The construction documents filed October 27, 2015 indicate the proposed construction of a two(2) family dwelling on a vacant lot. The lot is located in the R2-4 Zone, a residential One and Two Family District. The lot is fully compliant for a one family dwelling but the proposed two family would require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Minimum Lot Area	8,000 sq ft	6,170 sq ft	6,170 sq ft	1,830 sq ft
2. Minimum Lot Frontage	75 ft	64.67 ft	64.67 ft	10.33 ft

NOTE: Property is Environmentally Sensitive due to steep slopes and will require Planning Board Approval.

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Z-2016-5

Mr. Andrew Kirk, 60 Grant Avenue, SBL 125.36-6-9. Application for a deck addition. A review of sketches SK-1 and SK-2, dated February 4, 2016, prepared by Lisa Piper Gilbert, R.A., indicates the proposed construction of a rear yard deck. The one-family dwelling is located in the R2-4 Zone and is legally non-conforming with respect to side yard setbacks. The proposed deck addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	7'-0"	6'-1"	2'-10"	4'-2"
2. Combined Two Side Yards	18'-0"	17'-10"	14'-7"	3'-5"

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Z-2016-6

Mr. & Mrs. Eaves. 60 Archer Avenue, SBL 125.08-3-16 Application for a deck construction. A review of drawings T, T2 and A-1 to A-6 dated November 1, 2015, prepared by Mark Fritz, Architects, indicate the construction of a rear yard deck with pergola. The property is located in the R1-5 Zone and the dwelling is legally non-conforming with respect to combined two side yard setback. The proposed deck addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Building Coverage	30%	25.3%	33.4%	3.4%
2. Separation Distance to Accessory Structure	10'	14'-0"	6'-8"	3'-4"
3. Rear Yard	25'0"	40.75'	24.5'	0.5'

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Z-2016-7

White Plains Rural Cemetery Association, 365 North Broadway, SBL 125.08-1-1. Application for new construction. A review of the submitted site plan indicates the proposed construction of a one (1) story, 1,800 square foot crematory building. The building is to be located in an existing maintenance yard located off of Cemetery Road. The premises are located in the R2-4 Zone and are legally existing non-conforming with respect to use. The proposed construction of the crematory will require a use variance.

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Z-2016-8

Mr. Michael Guglielmo, 94 Beverly Road, SBL 131.17-7-55. Application for an addition. A review of drawings T-1 latest date March 1, 2016, A-1 and A-4 dated February 16, 2016 prepared by Joseph DiSisto, P.E. indicates a two(2) story rear yard and one (1) story side yard addition to the existing one family dwelling. The property is located in the R1-5 Zone. The proposed additions will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard	7'-0"	21'-10 ½ "	*1'-10 ½ "	5'-1 ½ "
2. Rear Yard	25'-0"	41'-0"	23'-0"	2'-0"

\* Measured to edge of eave since Section 4.4.14.2 limits eaves to be no closer than 4'-0" to lot line.

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Z-2016-9

Maddy Taylor LLC, 421 Central Avenue, SBL 125.72-7-3. Application for an addition and alteration. A review of revised drawings A-1.1 through A-8 all with the latest date of January 28, 2016, prepared by Orpheus Associates indicates a proposed two(2) story addition to the existing two (2) story building. A second building and its accessory structure are to be demolished. The premises are located in the B-3 Zone and are legally existing non-conforming with respect to front yard setback and off street parking. The proposed addition will be constructed with the required setbacks and seven (7) rear yard parking spaces. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Off Street Parking	9 spaces	2 spaces	7 spaces	2 spaces

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Z-2016-10

Mr. Frank Grande, 162 Grand Street, SBL 125.83-3-4. Application for new construction. A review of the site plan and modular steel systems' schematic plans indicate the construction of a new three (3) story modular commercial building. The property is located in the CB-2 Zone where a business occupancy is a permitted principal use. The proposed construction and associated parking\loading spaces will require the following requested area variances:

	<u>Required</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	5'-0"	0.25'	4.75'
2. Maximum Height	30'-0"	33'-0"	3.00'
3. Loading Space	1	0	1
4. Parking Lot Design per Section 8.7			
*- Parking Lot Access Aisle Width	12'-0"	9'-0"	3'-0"
- Full Size Parking Space Dimension	8.5'x20'	8.5'x17.5'	2.5"length
- Standard Size Parking Space Dimension	8'x18'	8'x17'	1.0"length

\* Except that the Deputy Commissioner of Parking responsible for Transportation Engineering may, per Section 8.7.8, recommend dimensions different from Section 8.7.1.1.

Z-2016-11

White Plains Healthcare Properties, 116-120 Church Street, SBL 125.67-3-1. Application for an extension of the variances granted for one year.

**NEW APPLICATIONS NO APPEARANCE**

Z-2016-12

Mr. Andrew Black, 10 Bolton Avenue, SBL 130.16-4-9. Application for an addition. A review of drawings 1 through 4, dated January 11, 2016 prepared by Gismondi Architects, indicates a proposed one (1) story front yard addition. The existing parking location is legally non-conforming and will not change. The property is located in the R1-5 Zone and the dwelling is legally existing non-conforming with respect to front yard and one side yard setback. The proposed addition will increase the existing non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard	25'-0"	22.8'	22.8'	2.2'
2. One Side Yard	7'-0"	5.0'	5.0'	2.0'