

BOARD OF APPEALS ZONING

CALENDAR NO

FEBRUARY 4, 2026

Z-2024-16 Maple and Broadway Holdings LLC, 60 South Broadway, SBL 125.84-3-1
Application for a one (1) year extension of the resolution to vary Zoning Law Section 5.5.3.2 to allow for a select portion of the premises to have a building height of 302 feet, 7 inches where 280 feet is allowed.

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Z-2024-20 Dro Gah Sang Foundation Corp., 1 Sycamore Lane, SBL 138.07-12-11
ADJOURNED Application to construct a Buddhist Temple. A review of revised Drawing A-2 and
TO 3/04/2026 proposed site plan, both dated July 12, 2024 and prepared by Dimovski Architecture, PLLC, indicates the site development of an existing one (1) family premises into a Buddhist Temple and associated structures. The proposed project, located in the R1-30 Zone, is an environmentally sensitive site, and consists of alteration and conversion of the single family dwelling into the parish rectory which will now become a non-conforming structure, and the addition of the Temple and Tibetan artifacts buildings and three (3) other accessory structures. The proposed Temple, Artifacts Building, Pavilion, Bridge as well as most of the Sycamore Lane parking lot additions will be located within the 100' wetlands buffer area surrounding the delineated wetlands, as defined in Section 4.4.25.5.2.2 of the Zoning Ordinance. The proposed principal structure will be located approximately 10'-0" from the delineated wetlands boundary. Therefore, an area variance is requested for this wetlands buffer encroachment. In addition, the proposed development will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Off Street Parking Location				
Per Section 8.6.1.1	75'-0"	-	9.8'	65.2'
2. Side Street Setback				
Per Section 8.6.3	75'-0"	-	20.7'	54.3'
3. Off Street Parking Spaces	59	2	49	10

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Z-2025-36 274 Hamilton Ave. LLC, 274 Hamilton Avenue, SBL 125.67-4-7
Application to alter a convenience store and repair garage. A review of drawings A-1 to A-7 with a revision date of October 14, 2025, prepared by Edward G. Swaby Architect, indicates the conversion of the existing service bays into an expanded convenience store space and additional gas pumps with enlarged canopy. The premises are located in the CB-3 Zone, where a motor vehicle service station is a Special Permit use per Section 5.1, Use Regulations. The approving agency for such Special Permit is the Board of Appeals in accordance with Section 6.2 of the Zoning Ordinance. The proposed expansion of the convenience store will require an amendment to the Special Permit per Section 6.6.4.

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Z-2025-37 SE 130 Westchester Avenue LLC, 130 Westchester Avenue, SBL 126.61-3-8
Application to install a sign. A review of drawings A-001.00, A-100.00 and A-101.00 dated November 6, 2025, prepared by Badaly Engineering PLLC, indicates the proposed installation of an illuminated wall sign at the second floor façade of the two (2) story building. Therefore, the applicant is requesting a variance from Section 9-10-44 (e) of the Sign Ordinance which requires that all wall signs be located as low as possible on the storefront and that no wall sign shall be permitted above the ground floor of buildings up to fifty (50') feet or four (4) stories, whichever is lower.

Z-2025-38 Mr. Alket Zefi, 16 Quincy Lane, SBL 138.11-5-8
Application to construct an addition. A review of drawings A-000 to A-012 with latest revision date of October 12, 2025, prepared by Anthony Cucich, Architect, indicates the legalization of a rear yard addition, front entry canopy addition and alterations constructed without benefit of a permit. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to one (1) side yard and combined two (2) side yard setbacks. The building as constructed does not comply with the White Plains Zoning Ordinance and therefore the applicant requests the following area variances to legalize the construction:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	26.3'	29.8'	4.8'
2. Combined Two (2) Side Yard Setback	40'-0"	38.3'	39.9'	0.1'

Z-2025-39 Comstock 510 Corp., 510 North Broadway, SBL 120.20-12-1
Application to construct a new building. A review of drawings A-1 through A-9 dated September 18, 2025, prepared by EnviroSpace Architecture, along with site plans 1 through 9 with the latest date of October 6, 2025 by Site Design Consultants, indicates the proposed construction of a three (3) story, twelve (12) unit multi-family building. The property is located in the RM-1.5 Zone and the approving agency for the site plan is the Planning Board per Section 7.2.2 of the Zoning Ordinance. Prior to site plan approval, the applicant will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Maximum Building Height	35'-0"	-	38.7'	3.7'

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Z-2025-40 Mr. David Liu, 126 Wayne Avenue, SBL 125.80-11-8
Application to construct an addition. A review of drawings A-20, A-24 to A-26 and A-30, received December 22, 2025 and prepared by Talo Architect, P.C., indicates the proposed side yard addition of a two (2) car attached garage and the extension of the rear yard deck. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to front yard and one (1) side yard setbacks. The proposed additions will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One (1) Side Yard Setback	7'-0"	30.8'	5'-8 ¾"	1'-3 ¼"
2. Combined Two (2) Side Yards	18'-0"	33'-0"	7.93'	10.07'
3. Main Building Coverage	25%	21.6%	28.7%	3.7%
4. All Building Coverage	30%	23.9%	32.8%	2.8%

NEW APPLICATIONS – NO APPEARANCE

Z-2026-1 Mr. Liron Gitig, 104 Ogden Avenue, SBL 130.16-31-9
Application to construct an addition. A review of drawings A1 to A5 with latest date of December 29, 2025, prepared by Paul Orentlicher, Architect, indicates a one (1) story with basement rear yard addition. The property is located in the R1-5 Zone. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard Setback	25'-0"	28.2'	22'-0"	3'-0"

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Z-2026-2 Mr. Declan Farrell, 13 Benedict Avenue, SBL 125.08-2-6
Application to construct an addition. A review of drawings C-01 and S-01 through S-05 with the latest date of December 17, 2025, prepared by Oliver Engineering, P.C., indicates a proposed second floor addition over existing. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to one (1) side yard and combined two (2) side yard setbacks. The proposed addition will increase these non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	7'-0"	4.3'	4.3'	2.7'
2. Combined Two Side Yards Setback	18'-0"	16.9'	16.9'	1.1'