

BOARD OF APPEALS ZONING
AGENDA 7:00 PM

CALENDAR NO

MARCH 6, 2019

Z-2018-5 White Plains Hospital Center, 34 East Post Road, SBL 130.27-2-4.
Application to Appeal the December 18, 2017 determination of the Commissioner of Buildings for an amendment to a special permit for a service station to allow construction of a convenience store.

Z-2018-39 Ms. Ursula Izzo, 47 Park Circle, SBL 125.50-3-13
Application for a rear yard deck. A review of drawings A101 to A105 and GN01, dated July 19, 2018, prepared by Gismondi Architects, indicates the proposed legalization and reconstruction of the rear yard deck. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to side yard setbacks. The rear yard deck was not constructed under permit and does not comply with the rear yard setback. The proposed legalization and reconstruction will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard Setback	25'-0"	15'-0"	17.7'	7.3'

Z-2019-3 Tara & Chris Molloy, 20 Easton Avenue, SBL 138.06-2-7
Application for an addition and alteration. A review of drawings SK-1 to SK-4 dated December 24, 2018, prepared by Vincent Ammirato, R.A., indicates a proposed partial second story addition over existing. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to lot frontage and side yard setbacks. The proposed addition will increase the existing non-conforming setbacks, and requires the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	15.4'	15.4'	4.6'
2. Combined Two Side Yard Setback	40'-0"	25.5'	25.5'	14.5'

Z-2019-4 Ms. Ella Chinitz, 20 Rolling Ridge Road, SBL 138.09-9-12.1
Application to install in-ground pool. Upon referral by the Planning Board, a review of the preliminary site plan dated May 29, 2018, prepared by AZ Associates Ltd., indicates the relocation of the proposed in-ground pool. The property is located in the R1-20 Zone and is environmentally sensitive. The proposed in-ground pool location will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure Separation Distance to Other Structure	20'-0"	-	12'-9"	7'-3"

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Z-2019-7 Mr. Frank Grande, 162 Grand Street, SBL 125.83-3-4
Application to construct a new three (3) story modular commercial building. A review of drawings A1 through A-6, prepared by Peter Klein Associates, indicates 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. A similar application for variance was granted by the Board of Appeals in its resolution dated June 2, 2016. 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'x17.5'	0.5' 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-2019-8 120 Bloomingdale Road LLC, 120 Bloomingdale Road, SBL 131.21-3-2.11
Application for an extension of the resolution to construct a new multi-family building.

NEW APPLICATIONS NO APPEARANCE

Z-2019-9 Mr. Arundhati Older, 6 Teramar Way, SBL 138.13-2-5
Application for a two (2) story rear yard addition. A review of drawing 1 of 1, with no date, prepared by Robert S. Everett, Architect, indicates the proposed construction of a two (2) story rear yard addition. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to side yard setbacks. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Combined Two Side Yard Setback	40'-0"	29'-0"	35.6'	4.4'

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Z-2019-10 Westpark Associates NY LLC, 1111 & 1129 Westchester Avenue, SBL 131.16-1-1
Application to construct a new three-level parking structure. A review of drawings A1 to A5 dated September 6, 2017 and SP-1 to SP-14 with revision date of September 8, 2017 indicates the proposed construction of a three (3) level parking garage with above garage solar array and guard booths . The premises are located in the C-O Zone where a parking garage is a permitted accessory use. The site is environmentally sensitive and is subject to the regulations of Section 4.4.25. The approving agency for this use, per Section 7.2 of the Zoning Ordinance, is the Common Council. However, per Section 7.4.4, the application is deemed incomplete since it does not comply with all the Regulations of the Zoning Ordinance. The application does not comply with All Building Coverage per Section 5.3 Schedule of Dimensional Regulations. The height of the solar array is permitted per Section 4.4.15.5 of the White Plains Zoning Ordinance. Therefore, the following area variance is required:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. All Building Coverage	10%	8.47%	13.31%	3.31%