

**BOARD OF APPEALS ZONING**

**CALENDAR NO**

**JANUARY 7, 2026**

Z-2024-16 Maple and Broadway Holdings LLC, 60 South Broadway, SBL 125.84-3-1  
**ADJOURNED** Application for a one (1) year extension of the resolution to vary Zoning Law Section  
**TO 2/04/2026** 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 2/04/2026** 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-2025-29 Mr. Paul Mandell, 1 Easthaven Lane, SBL 138.11-6-30  
**GRANTED** Application to reconstruct decks. A review of drawings A1 and A2, dated June 4, 2025, prepared by Richard Vail, Architect, and survey drawing marked SP1, indicates the proposed reconstruction of a side yard and a rear yard deck to their current size and location. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to all yard setbacks, all lot dimensions, coverage and FAR. The side yard deck, by benefit of its height being less than 3’-0” above grade, is legally existing and may be rebuilt with its minimum 5’-0” side yard setback. The current rear yard deck has a combined two (2) side yard setback of 39.95’ where 40’-0” is required and a rear yard setback of 9’-0” where 30’-0” is required. The applicant requests approval from the Board of Appeals to reconstruct the rear yard deck to the same dimensions and setbacks in compliance with Section 4.3.4.2. of the White Plains Zoning Ordinance.

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Z-2025-34 Mr. Kristopher Eifler, 94 Grandview Avenue, SBL 130.16-13-5  
**GRANTED** Application to construct a garage. A review of drawings SP-01 to SP-05 and EC-01, all dated October 1, 2025, prepared by Gismondi Architects, indicates the construction of a new rear yard detached garage to replace the existing. The garage area will be increased as will the rear yard setback to comply with dimensional regulations of the Zoning Ordinance. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to lot area, lot frontage and accessory structure side and rear lot line setbacks. The proposed single car detached garage will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure	5'-0"	2'-0"	2'-0"	3'-0"
Side Lot Line Setback				

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Z-2025-35 JMT Development Corp., 328 Central Avenue, SBL 125.64-1-6  
**GRANTED** Application to construct a parking lot. A review of drawings SP-01 to SP-03, EC-01 and A-100 dated September 28, 2025, prepared by Gismondi Architects, indicates the proposed construction of a parking lot for the motor vehicle accessory repair shop. The property is located in the B-3 Zone, where the proposed use requires a Special Permit 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.

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Z-2025-36 274 Hamilton Ave. LLC, 274 Hamilton Avenue, SBL 125.67-4-7  
**ADJOURNED** Application to alter a convenience store and repair garage. A review of drawings A-1 to  
**TO 2/04/2026** 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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**NEW APPLICATIONS – NO APPEARANCE**

Z-2025-37 SE 130 Westchester Avenue LLC, 130 Westchester Avenue, SBL 126.61-3-8  
**HEARING** Application to install a sign. A review of drawings A-001.00, A-100.00 and A-101.00 dated  
**ON 2/04/2026** 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.

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**NEW APPLICATIONS – NO APPEARANCE**

Z-2025-38  
**HEARING**  
**ON 2/04/2026**

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  
**HEARING**  
**ON 2/04/2026**

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'

Z-2025-40  
**HEARING**  
**ON 2/04/2026**

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 3/4"	1'-3 1/4"
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%