

BOARD OF APPEALS ZONING

CALENDAR NO

AGENDA 7:00 PM

FEBRUARY 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.

OUTCOME: ADJOURNED

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' |

OUTCOME: ADJOURNED

Z-2019-1 Mr. Stephen Veneruso, 23 Blackthorn Lane, SBL 130.20-1-4
Application to expand existing second floor room over garage. A review of drawings A01 to A03, A05 and A08 to A10, dated November 16, 2018, prepared by Justin Minieri, AIA, indicates the proposed second floor expansion of the existing above garage space. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to lot area, lot frontage and side yard setbacks. The proposed reconstruction and expansion of the second floor space will require the following area variances:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|-----------------------------------|-----------------|-----------------|-----------------|-----------------|
| 1. One Side Yard Setback | 20'-0" | 9.8' | 16.1' | 3.9' |
| 2. Combined Two Side Yard Setback | 40'-0" | 24.9' | 31.2' | 8.8' |

OUTCOME: GRANTED

BOARD OF APPEALS ZONING
AGENDA 7:00 PM **FEBRUARY 6, 2019**

CALENDAR NO

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Z-2019-2 Howard & Janice Tanner, 17 Hewitt Avenue, SBL 138.05-18-7
 A review of drawings A-001.00 through A-006.00 dated October 30, 2018, prepared by Thomas E. Haynes Architect, indicates a proposed partial second floor over existing and a one (1) story rear yard addition. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to side yard setbacks and all building coverage. The existing rear yard deck was legalized and granted a rear yard setback variance on September 15, 1995. The proposed addition will require the following area variances:

| | <u>Required</u> | <u>Existing</u> | <u>Proposed</u> | <u>Variance</u> |
|-----------------------------------|-----------------|-----------------|-----------------|-----------------|
| 1. Combined Two Side Yard Setback | 18'-0" | 16'-0" | 16'-0" | 2'-0" |
| 2. Rear Yard Setback | 25'-0" | 25'-0" | 20'-6" | 4'-6" |
| 3. Main Building Coverage | 25% | 22.64% | 28.36% | 3.36% |

OUTCOME: GRANTED

Z-2019-5 Mr. Michael Verrelli, 41 Cleveland Street, SBL 125.72-9-4
 Application for an extension of the resolution to construct an addition.

OUTCOME: GRANTED – 2 YEAR EXTENSION

Z-2019-6 Mr. & Mrs. Letizia, 38 Reynal Road, SBL 138.05-7-53
 Application for an extension of the resolution to construct an addition.

OUTCOME: GRANTED – 2 YEAR EXTENSION

NEW APPLICATIONS NO APPEARANCE

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' |

OUTCOME: APPEARANCE SCHEDULED FOR 3/06/2019

BOARD OF APPEALS ZONING
CALENDAR NO **AGENDA 7:00 PM** **FEBRUARY 6, 2019**

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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" |

OUTCOME: APPEARANCE SCHEDULED FOR 3/06/2019

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>Variance</u> | <u>Required</u> | <u>Proposed</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. | | | |

OUTCOME: APPEARANCE SCHEDULED FOR 3/06/2019