

BOARD OF APPEALS ZONING

CALENDAR NO

MARCH 4, 2026

Z-2024-16 Maple and Broadway Holdings LLC, 60 South Broadway, SBL 125.84-3-1
GRANTED Application for a one (1) year extension of the resolution to vary Zoning Law Section
THRU 03/04/28 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
ADJ TO Application to construct a Buddhist Temple. A review of revised Drawing A-2 and
4/01/2026 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-2025-40 Mr. David Liu, 126 Wayne Avenue, SBL 125.80-11-8
GRANTED 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. Combined Two (2) Side Yards	18'-0"	33'-0"	7.93'	10.07'
2. Main Building Coverage	25%	21.6%	28.7%	3.7%
3. All Building Coverage	30%	23.9%	32.8%	2.8%

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MARCH 4, 2026

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Z-2026-1 Mr. Liron Gitig, 104 Ogden Avenue, SBL 130.16-31-9
GRANTED 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"

Z-2026-2 Mr. Declan Farrell, 13 Benedict Avenue, SBL 125.08-2-6
GRANTED 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'

NEW APPLICATIONS – NO APPEARANCE

Z-2026-3 Iheanacho Uzoma & Ngozi Nwana, 22 Trenton Avenue, SBL 125.81-1-16
HEARING Application to alter detached garage. A review of drawings A1 to A5, S1, T1 and D1, all
ON 4/01/2026 with latest revision date of November 10, 2025, except A1 and A4 with latest revision date of January 14, 2026, prepared by Richard Vail Architect, indicates the alteration to an existing rear yard detached garage. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to accessory structure side and rear lot line setbacks. The garage had a second story added without benefit of a permit. The applicant proposes to remove that addition and rebuild a height compliant roof. The new roof 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. Accessory Structure Side Lot Line Setback	5'-0"	0.5'	0.5'	4.5'
2. Accessory Structure Rear Lot Line Setback	5'-0"	0.5'	0.5'	4.5'

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NEW APPLICATIONS – NO APPEARANCE

Z-2026-4

Mr. Richard Hilario, 1 Oak Avenue, SBL 126.09-1-4.1

HEARING
ON 4/01/2026

Application to reconstruct stairs. A review of drawings T-100 and A-301 with a latest revision date of January 14, 2026, prepared by Gabrielle Salman Architect, indicates the reconstruction of the deteriorated front yard entry stairs. The property is located in the R2-4 Zone and the stairs are legally existing, dimensionally non-conforming. The applicant requests approval from the Board of Appeals to reconstruct the stairs in the same location in accordance with the requirements of Section 4.3.4.2 of the White Plains Zoning Ordinance.