

BOARD OF APPEALS ZONING
AGENDA 7:00 PM

CALENDAR NO

JULY 17, 2019

Z-2019-14 Sal Grasso, 40 Gedney Circle, SBL 131.17-7-20
Application to install a fence. A review of the submitted marked up survey indicates the proposed replacement of the existing rear lot line six (6') foot high fence with an eight (8') foot high fence. The property is located in the R1-5 residential zone. The proposed 8'-0" high fence does not comply with Section 4.4.16.1 of the Zoning Ordinance which requires fences located in required yards, other than front and those abutting a street, to be no more than 6'-0". Therefore, the applicant is requesting an area variance for that portion of fence along the rear lot line as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Fence Height	6'-0"	6'-0"	8'-0"	2'-0"

OUTCOME: WITHDRAWN

Z-2019-21 YMCA of Central & Northern Westchester, 148 Hamilton Avenue, SBL 125.66-6-2
Application for a Special Use Permit for lessee (YMCA) to operate a day care center.

OUTCOME: GRANTED

Z-2019-22 Keith I. Marder, 54 Greenridge Avenue, SBL 130.36-12-5
Application for an addition. A review of drawings A1 to A4 and EX1 to EX3 with latest issue date of May 13, 2019, prepared by Paul Orentlicher, Architect, indicates a proposed one (1) story front yard addition with entry portico. The property is located in the R2-4 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 Yards	18'-0"	16'-0"	16'-0"	2'-0"

OUTCOME: GRANTED

Z-2019-23 Geoffrey & Donna Pope, 7 Springdale Avenue, SBL 126.09-8-2
Application to construct a new deck. A review of drawings A-1 and A-2 dated November 23, 2017, prepared by Michael R. Berta AIA, indicates the proposed construction of a new rear yard deck to replace an existing deck. The existing rear yard deck was not constructed under permit. The property is located in the R1-5 Zone and is legally existing non-conforming with respect to the side yard setbacks of the dwelling. The proposed deck construction will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard	7'-0"	6.58'	6.75'	0.25'
2. Combined Two Side Yards	18'-0"	8.91'	9.08'	8.92'

OUTCOME: GRANTED

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AGENDA 7:00 PM

CALENDAR NO

JULY 17, 2019

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Z-2019-24 Burke Rehabilitation, 785 Mamaroneck Avenue, SBL 131.13-5-1
Application to install new perimeter fencing. A review of drawing MPF-1, dated March 20, 2019, prepared by JMC, PLLC, indicates the proposed installation of new aluminum picket fencing along Mamaroneck Avenue to replace approximately 1,100 linear feet of chain link fence. The property is located in the R1-12.5 Residential Zone. The proposed fence is 5'-0" high and does not comply with Section 4.4.16.1 of the Zoning Ordinance which requires fences located in a front yard or any other required yard abutting a street to be no more than 4'-0" in height. Therefore, the applicant is requesting an area variance for fence height as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Fence Height	4'-0"	5'-0"	5'-0"	1'-0"

OUTCOME: GRANTED

Z-2019-25 Mr. Wilmer Flores, 1 Daniels Place, SBL 126.05-20-5
Application to construct a front yard porch. A review of drawings A and B, dated February 15, 2018, and a copy of the site map dated December 12, 1989, indicate front and rear yard additions. The property is located in the R1-5 Zone and the front yard porch addition will violate the required front yard setback. The proposed opened covered front porch will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	25.3'	23.5'	1.5'

OUTCOME: GRANTED

Z-2019-26 George & Anne Paulding, 15 Quincy Lane, SBL 138.11-6-15
Application to legalize sunroom. A review of the property survey and sketches provided indicate the legalization of construction of an enclosed sunroom on the existing rear yard deck. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to side yard setbacks. The sunroom was built without the required permit and does not comply with building side yard setbacks. The applicant wishes to legalize the sunroom and requests the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	10.6'	10.6'	9.4'
2. Combined Two Side Yards	40'-0"	37.5'	37.5'	2.5'

OUTCOME: GRANTED

BOARD OF APPEALS ZONING

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Z-2019-28 Maple and Broadway Holdings LLC, 60 South Broadway, SBL 125.84-3-1
Application for a 2-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.

OUTCOME: GRANTED

NEW APPLICATIONS NO APPEARANCE

Z-2019-27 Nya & Marvin Walls, 6 Chestnut Hill Avenue, SBL 130.26-4-6
Application to build a deck and replace existing front steps with a new landing and steps. A review of drawings A1 and A2 dated March 20, 2019, prepared by Stephen Marchesani, R.A., indicates construction of a rear yard deck and addition of a new stair landing at the front yard porch. The property is located in the R2-4 Zone and is legally existing non-conforming with respect to lot area, lot frontage, front yard and side yard setbacks. The proposed work will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	7.8'	5.2'	19.8'
2. Combined Two Side Yards	18'-0"	13.5'	13.5'	4.5'

OUTCOME: APPEARANCE SCHEDULED FOR 09/04/2019