

BOARD OF APPEALS ZONING

CALENDAR NO

JULY 19, 2023

Z-2023-2 Memorial United Methodist Church, 250 Bryant Avenue, SBL 131.06-1-4
Application to install a solar canopy. A review of drawings G-001, PV-100, PV-100.1, PV-102, PV-200, PV-509, L-100 and L-105, prepared by Tectonic Engineering, indicates the proposed installation of a solar canopy over rear yard parking lot. The property is located in the R1-12.5 Zone. The proposed solar array construction and location does not fully comply with Section 4.4.21.12, Solar Parking Canopy, and will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Canopy Height, Section 4.4.21.12.6	15'-0"	-	22'-11"	7'-11"
2. Setback, Side, Section 4.4.21.12.4	30'-0"	-	20'-5"	9'-7"
3. Setback, Rear, = Section 4.4.21.12.4	30'-0"	-	10'-0"	20'-0"

OUTCOME: GRANTED

Z-2023-8 Ms. Mary Gladys Barrett, 443 Main Street, SBL 126.53-3-8
Application to construct a multi-family dwelling. A review of drawings A-1 to A-5 with latest date of December 29, 2022, prepared by Benjamin Schaffer, Architect, indicates the proposed construction of a four (4) story, multi-family dwelling. The property is located in the RM-1 Zone with the Planning Board as the approving agency due to parking requirements. Required variances need to be approved by the Board of Appeals prior to submission for site plan approval. The proposed multi-family building will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Lot Frontage	75'-0"	50'-0"	50'-0"	25'-0"
2. Maximum Story Height	3	-	4	1
3. Maximum Height, Feet	35'-0"	-	38'-6"	3'-6"

OUTCOME: GRANTED

Z-2023-13 Mr. Adam Sternberg, 19 Sherman Avenue, SBL 131.13-8-11
Application to construct an addition. A review of drawings A-1 to A-7 dated May 1, 2023, prepared by Jacob J. Goldberg, Architect, indicates a one (1) 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 Yards Setback	40'-0"	26.6'	35.65'	4.35'

OUTCOME: GRANTED

BOARD OF APPEALS ZONING

CALENDAR NO

JULY 19, 2023

....continued

Z-2023-14 Ms. Denise Olivo, 22 Carriage Way, SBL 138.11-8-1
Application to construct accessibility ramps. A review of contract drawings with a received date of June 19, 2023 and prepared by DSB Plus Architect, indicates the proposed construction of accessibility ramps and a hydraulic lift enclosure. The property is located in the R1-12.5 Zone and the dwelling is legally existing, non-conforming with respect to one (1) side yard, the combined two (2) side yards, and front yard deck. The west side ramp will comply with Section 4.4.14.3 for structural projections into a required yard. The proposed additions will require the following area variances.

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard (westerly landing)	25'-0"	26.7'	15'-0"	10'-0"
2. Front Yard (easterly landing)	25'-0"	26.7'	23'-0"	2'-0"

OUTCOME: GRANTED

Z-2023-15 CPD Energy Corp., Hutchinson River Parkway, SBL 138.18-3-1.2
Application for a Special Permit. A review of drawings A-101.0, A-101.1, A-102.0, A-103.0, A-201.0 and A-202.0 dated June 20, 2023, prepared by Bertin Engineering, indicates an addition and alterations to the existing motor vehicle service station with convenience store. The property is located in the R1-12.5 Zone and is a non-conforming use. The approving agency for such Special Permit is the Board of Appeals per Section 6.2 of the White Plains Zoning Ordinance. The applicant requests a Special Permit for the expansion of this existing non-conforming use.

OUTCOME: GRANTED

NEW APPLICATIONS NO APPEARANCE