

BOARD OF APPEALS ZONING

CALENDAR NO

NOVEMBER 1, 2023

Z-2023-22 Mr. John Matera, 29 Tompkins Avenue, SBL 120.20-7-2
Application to construct an addition. A review of Drawings S-101, AREAS-1, EX-101, A-101 and A-102 dated August 28, 2023, prepared by New York Architect Designers, indicates a proposed one (1) story rear yard addition. 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 Yards Setbacks. The proposed addition will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Main Building Coverage	25%	21.8%	27.4%	2.4%

OUTCOME: GRANTED

Z-2023-23 FSB 1953 LLC, 76 North Kensico Avenue, SBL 126.45-2-8
Application to construct an addition. A review of site drawings C-010 and C-100 dated August 4, 2023, prepared by JMC, along with architectural drawings 1 through 6, dated August 4, 2023, prepared by DeMasi Architects, indicates a rear yard addition to an existing one (1) family dwelling to create a two (2) family dwelling. The property is located in the RM-1.5T Zone and is legally existing, non-conforming with respect to Lot Frontage, Front Yard, One (1) Side Yard and Combined Two (2) Side Yards setbacks. The proposed addition will increase the side yard setback non-conformities and require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Lot Frontage	50'-0"	40'-0"	40'-0"	10'-0"
2. One (1) Side Yard Setback	8'-0"	3.1'	3.1'	4.9'
3. Combined Two (2) Side Yards Setback	20'-0"	18.5'	15.8'	4.2'

OUTCOME: GRANTED

Z-2023-24 Anthony and Joanne Constantine, 4 Topland Road, SBL 131.15-11-35
Application to construct a pool. A review of Sheets 1 through 5, with latest date of July 15, 2023 for Sheets 1 to 3 and August 30, 2023 for Sheets 4 and 5, prepared by David A. Goessl, P.E., indicates the proposed installation of an in-ground swimming pool with patio. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to One (1) Side Yard Setback. The proposed pool installation will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Accessory Structure Distance to Building	20'-0"	-	8'-0"	12'-0"

OUTCOME: GRANTED

BOARD OF APPEALS ZONING

CALENDAR NO

NOVEMBER 1, 2023

....continued

Z-2023-25 Ms. Leah Even, 5 Baylor Circle, SBL 131.11-1-20
Application to construct a porch. A review of drawings A1.0 with latest date of 8/30/23 and A1.1 to A1.3 dated 6/30/23, prepared by Leto Architecture+Design, indicates the construction of a front yard covered entrance porch. The property is located in the R1-12.5 Zone and is legally existing, non-conforming with respect to lot frontage, one side yard and combined two side yards setbacks. The proposed addition 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'	22.1'	2.9'

OUTCOME: GRANTED

Z-2023-26 NW Plains Venture, LLC, 20 Haarlem Avenue, SBL 120.19-3-1
Application for a second extension of one (1) year of the resolution granting an area variance for height.

OUTCOME: GRANTED

NEW APPLICATIONS NO APPEARANCE

Z-2023-27 Silvanio & Audrey dos Santos, 124 Albemarle Road, SBL 131.17-8-29
Application to construct an addition. A review of drawings SP-1 and A-1 to A-3 with latest date of September 26, 2023, prepared by DeMotte Architects, indicates a second floor addition over existing, an expanded rear yard deck and a front yard porch. The property is located in the R1-5 Zone and is legally existing, non-conforming with respect to front yard setback. The proposed addition will increase the non-conformity and will require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Front Yard Setback	25'-0"	22.6'	20.4'	4.6'

OUTCOME: SCHEDULED TO BE HEARD 12/06/2023