



TOWN of GREENBURGH
Zoning Board of Appeals
177 HILLSIDE AVENUE, GREENBURGH, NY 10607
Telephone: 914-993-1507
Telefax: 914-993-1518

Steven Belasco, *Chairman*

AGENDA
JUNE 16, 2011

1. **CASE NO.10-49 - JUSTO & LIBERTA ITURRIAGA**, for property at 59-61 Dobbs Ferry Road, White Plains, NY 10604. Applicant is appealing a determination of the Building Inspector that the premises is a one-family residence. In the alternative, if its appeal is denied, Applicant requests a use variance from Section 285-16(A) of the Zoning Ordinance to legalize the conversion of a single-family residence to a two-family residence and to have an additional apartment over the garage, thus totaling three (3) dwelling units in a Single – Family Residence District. The property is located in an R-5 Single-Family Residence District and is designated on the Town Tax map as volume 8, Sheet 9, Block 1618, Lot 3. Parcel Lot ID: 8.10-7-5

CASE NO. 10-49 HAS BEEN CLOSED FOR DECISION ONLY

2. **CASE NO.11-05 – MICHAEL BYRNES**, for property at 22 Greenvale Circle, White Plains, NY 10607. Applicant is applying for a variance from Section 285-15B(5)(b) of the Zoning Ordinance to reduce a side yard setback from a parking area from 10 ft. (required), to 2 ft. (proposed), in order to construct a driveway. The property is located in a R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Volume 8, Section 27, Sheet 11A, Block 1883, Lot 9 and Parcel Lot ID: 8.20-21-22

CASE NO. 11-05 REQUEST FOR ADJOURNMENT TO JULY 21, 2011

3. **CASE NO.11-06 – DANFOR REALTY COMPANY, LLC**, for property at North side of Blueberry Hill Road, 500 ft. from the intersection of Mountain Road, Irvington, NY 10533. Applicant is applying for a variance from Section 285-39(C)(9)(b) of the Zoning Ordinance to decrease the street frontage from 25 ft. (required) to 0 ft. (proposed) on each of the three (3) lots in connection with a proposed three (3) lot subdivision. The property is located in an R-40 Single-Family Residence District and is designated on the Town Tax Map as Volume 7, Section 25. Sheet 49, Block 1485, Lot(s) P70 & 4A. Parcel Lot ID: 7.440-252-4 & 7.440-252-9
4. **CASE NO.11-07 – FUNTASIA USA, LLC, D/B/A LIFE...THE PLACE TO BE**, for property at 2 Lawrence Street, Ardsley, NY 10502. Applicant is requesting a special permit pursuant to Section 285-33(A)(2)(b) of the Zoning Ordinances to establish a cabaret use. The property is located in a GI-General Industrial District and is designated on the Town Tax Map as Volume 8, Sheet 48, Lot P-103. Parcel Lot ID: 8.370-267-3

5. **CASE NO.11-08** – **TD BANK N.A.**, for property at 300 Saw Mill River Road, Elmsford, NY 10523. Applicant is applying for area variances from Section 285-28(B)(6)(a) of the Zoning Ordinance to reduce the distance from the off-street parking area to the principal building from 10 ft. (required) to 5.2 ft. (proposed)); from Section 285-40(B)(4) to increase the height of a canopy from 12 ft. (permitted) to 13.5 ft. (proposed), in order to construct a building. The property is located in a DS-Designed Shopping District and is designated on the Town Tax Map as Volume 7, Section 20, Sheet 18F, Block 1568, Lot 18. Parcel Lot ID: 7.190-60-26
6. **CASE NO.11- 10** – **HARTSDALE LIMITED PARTNERSHIP SUBDIVISION**, for property at 150-152 South Central Park Avenue. Applicant is requesting variances for Lot One from Section 285-29.1(C)(1) of the Zoning Ordinance to increase the maximum allowable Floor Area Ratio (F.A.R.) from .135 % (permitted) to .353 % (proposed); from Section 285-29.1(D)(2) to reduce the distance from the off-street parking area to the side lot line from 10 ft. (required) to 6.6 ft. (proposed); from Section 285-29.1(C)(3) to reduce the distance from the loading berth to the side lot line from 10 ft. (required) to 0 ft. (proposed); from Section 285-38 (F)(3) to obstruct access to the Loading Berth where unobstructed access thereto is required; and from Section 285-39(C)(8) to subdivide an improved lot in a manner that does not conform to the zoning regulations regarding the existing building and spaces related thereto, in connection with a proposed two (2) lot subdivision. Applicant is also requesting variances for Lot Two in said subdivision from Section 285-29.1(D)(2) to reduce the distance from the off-street parking area to the side lot line from 10 ft. (required) to 4.9 ft. (proposed); and from Section 285-39(C)(8) to subdivide an improved lot in a manner that does not conform to the zoning regulations regarding the existing building and spaces related thereto. The property is located in a CA-Central Avenue Mixed Use District and is designated on the Town Tax Map as 8.300-228-5 &6
7. **CASE NO. 11-12** - **LAURA & JAY KIM**, for property at 12 Rutland Rd., Scarsdale, NY 10583. Applicant is requesting variances from Section 285-39D(2)(a) of the Zoning Ordinance to increase the maximum allowable Floor Area Ratio (F.A.R.) from 4,505 sq. ft. (permitted) to 5,742 sq. ft.; and from Section 285-42C(1) to increase a nonconforming structure so as to increase such nonconformance, in order to construct a residential addition. The property is located in a R-10 Single- Family Residence District and is designated on the Town Tax Map as 8.590-413-4. Section 35, Sheet 39C, Block 1744, Lot 7.

NEW CASES

8. **CASE NO. 11-13** –**ZHI HUNG HU**, for property at 81 Edgemont Road, Scarsdale, NY 10583. Applicant is requesting an area variance from Section 285-39(D)(2)(a) of the Zoning Ordinance to increase the maximum Floor Area Ratio (F.A.R.) from 2,460 sq. ft. (permitted) to 2,836 sq. ft. (proposed) in order to build an addition. The property is located in a R-7.5 Single-Family Residence District and is designated on the Town Map as Volume 8, Section 35, Sheet 38A, Block 1733, Lot 109. Property ID: 8.600-417-5