



TOWN of GREENBURGH

Zoning Board of Appeals

177 HILLSIDE AVENUE, GREENBURGH, NY 10607

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Steven Belasco, *Chairman*

PRELIMINARY AGENDA

APRIL 21, 2011

1. **CASE NO.10-39 - GREGORY ZIMMER SUB DIVISION**, for property at northerly side of Locust St., Ardsley, NY. Applicant is appealing a determination of the Building Inspector that it requires a variance to reduce required street frontage. In the alternative, if its appeal is denied, Applicant requests a variance from Section 285-39(C)(9)(a) of the Zoning Ordinance to decrease the street frontage from 25 ft. (required) to 18.62 ft. (proposed), in order to legalize a lot created by a subdivision. The property is located in an R-10 Single-family Residence District and is located on the Town Tax Map as Volume8, Sheet 3E, Block 1819A, Lots (0& 91, Parcel Lot ID 8.100-56-23.2

CASE NO. 10-39 HAS BEEN CLOSED FOR DECISION ONLY

2. **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

NEW CASES

3. **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
4. **CASE NO.11-06 – DANFOR REALTY COMPANY, LLC**, for property at North side of Blueberry Hill Road, 500 ft. from the intersection of Mount Road. 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); and from Section 285-39C(8)to subdivide an improved lot in a manner that does not conform to the zoning regulations regarding the existing building and other spaces related thereto, in connection with a proposed three (3) lot subdivision. The property is located in an R-40 Single-Family Residence Dist

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

5. **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
6. **CASE NO.11-08** – **TD BANK N.A.**, for property at 300 Saw Mill River Road, Elmsford, NY. Applicant is applying for an area variance from Section 285-38(B)(6)(a) of the Zoning Ordinance to reduce the off-street parking area to the principal building from 10 ft. (required) to 5.2 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