



TOWN of GREENBURGH
Zoning Board of Appeals
177 HILLSIDE AVENUE, GREENBURGH, NY 10607
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Steven Belasco, *Chairman*

PRELIMINARY AGENDA
JULY 21, 2011

1. **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

2. **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

3. **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; from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance; 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); 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

4. **CASE NO.11-13** – **ZHIHUNG 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 2,703.88 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

NEW CASES

5. **CASE NO. 11-14** – **GREGG SMITH**, for property at 16 Hearthstone Circle, Scarsdale, NY 10583. Applicant is requesting a variance from Section 285-11(B)(3)(d) of the Zoning Ordinance to increase the impervious coverage from 25 % (permitted) to 28 % (proposed); and from Section 285-11(B)(5)(b) to reduce a side yard setback to a parking area from 18 ft. (required), to 4 ft. (proposed), in order to legalize a driveway. The property is located in an R-30 – Single Family Residence District and is designated on the Town Tax Map as property ID: 8.390-276-13.
6. **CASE NO. 11-15** – **YUKON REALTY FOR LASH AUTO GROUP**, for property at 410 Saw Mill River Road, Elmsford, NY 10523. Applicant is requesting a special permit pursuant to Section 285-31(A)(2)(e)(5)(e) of the Zoning Ordinance, to operate an establishment for the sale and repair of motor vehicles. The property is located in an IB – Intermediate Business District and is designated on the Town Tax Map as Property ID: 7.120-19-20
7. **CASE NO. 11-16** – **MARK GORDON & AUDREY PIEROT**, for property at 11 Elizabeth Street, Scarsdale, NY 10583. Applicant is appealing a determination of the Building Inspector that the Building Inspector can authorize changes to a plan when the Planning Board included as a condition that any amendments to the approved plans must be first submitted and reviewed by the Planning Board. The property is located in an R-10- Single-Family Residence District and is designated on the Town Tax Map as Property ID: 8.290-222-11