



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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PRELIMINARY AGENDA SEPTEMBER 15, 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
CASE NO. 11-06 HAS BEEN CLOSED FOR DECISION ONLY

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. 11-14** – **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); 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); and from Section 285-38(B) to increase the width of the driveway from 30 ft. (permitted) to 30.75 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 8.390-276-13.
5. **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 variance from Section 285-38 (H)(2) of the Zoning Ordinance to reduce the minimum landscape buffer at the south side from 5 ft. (required) to 0 ft; and a special permit pursuant to Section 285-31(A)(2)(e)(5)(e) of the Zoning Ordinance in order 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 7.120-19-20
6. **CASE NO. 11-16** – **MARK GORDON & AUDREY PIEROT**, for property at Elizabeth Street and S. Healey Ave., 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 8.290-222-11

NEW CASES

7. **CASE NO. 11-17** – **WAL-MART STORES, INC. FOR SAM'S CLUB STORE**, located at 333 Saw Mill River Road, Elmsford, NY 10523. Applicant is applying for variances from Section 240-3(C)(8) of the Sign and Illumination Law to increase the height of two (2) signs at the front of the building, one over the entrance from 4' (permitted) to 14'1 ¾" (proposed) and the other sign to the right of the entrance from 4 ft. (permitted) to 8 ft. (proposed); and from Section 240-(C)(9) to increase the height of a sign at the east side of the building from 2' (permitted) to 11'3 ¾" (proposed). The property is located in a DS-Design Shopping District and is designated on the Town Tax Map as 7.180-52-32
8. **CASE NO. 11-18** - **MIDWAY SHOPPING CENTER/JOANN'S FABRICS**, located at 955 Central Park Avenue, Scarsdale, NY 10583. Applicant is applying for sign variances from Section 240-3(D)(7(a) of the Sign & Illumination Law to increase the height of two (2) wall signs from 2 ft. (permitted) to 3 ft. (proposed); one wall sign from 2 ft. (permitted) to 2 ft. 6 in. (proposed); and from Section 240-(C)(9) to change the location one wall sign on a non-corner lot from the front (permitted) to the side (proposed). The property is located in a CA-Central Avenue Mixed Use District and is designated on the Town Tax Map as 8.530-363-2.