



Steven Belasco,  
Chairman

# TOWN of GREENBURGH

## Zoning Board of Appeals

177 HILLSIDE AVENUE, GREENBURGH, NY 10607

Telephone: 914-993-1507

Telefax: 914-993-1518

## PRELIMINARY AGENDA NOVEMBER 17, 2011

1. **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

**CASE NO. 11-10 HAS BEEN CLOSED FOR DECISION ONLY TO NOVEMBER 17<sup>TH</sup>, 2011**

2. **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 27.6 % (proposed); from Section 285-11(B)(5)(b) to reduce a side yard setback to a parking area from 18 ft. (required), to 8.6 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.
3. **CASE NO. 11-16 – MARK GORDON & AUDREY PIEROT**, for property at Elizabeth Street and S. Healey Ave., Scarsdale, NY 10583. Applicant is appealing 1) 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; 2) the granting of a renewal/extension of a Building Permit during the period from July 21, 2011 to August 29, 2011; 3) the Building Inspector's failure to take action to stop, remedy or require correction of the building of retaining walls that applicants claim fail to comply with the plan approved by the Planning Board; and 4) an the Building Inspector's determination that the rear lot line is zoning compliant. 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

**CASE NO. 11-16 HAS BEEN CLOSED FOR DECISION ONLY TO NOVEMBER 17<sup>TH</sup>, 2011**

4. **CASE NO. 11-19 – JADRANKE & IVAN GADZE**, for property at 48 Heath Place, Hasting-on-Hudson, NY 10706. Applicant is applying for a variance from Section 285-15(B)(4)(a) of the Zoning Ordinance to

reduce the front yard from 20 ft. (required) to 11.50 ft. (proposed), in order to construct a one-story addition. The property is located in a R-7.5 Single-Family Residence District and is designated on the Town Tax Map as 8.8.550-381-23 (Volume8, Section 36, Sheet 53A, Block 1759, Lot 84).

5. **CASE NO. 11-20** – **SADIQALI CHANDRANI**, for property at 381 Knollwood Road, White Plains, NY 10603. Applicant is applying for variances from Section 285.31(B)(4)(a) of the Zoning Ordinance to reduce the front yard from 20 ft. (required) to 6.2 ft. (proposed); from Section 285-40(B)(4) to increase the height of a canopy from 12 ft. (permitted) to 14 ft. (proposed); from Section 285-31(B)(3)(b) to increase the impervious surface from 80 % (permitted) to 89.1 % (proposed); and from Section 285-36 (J) to allow an accessory structure in the front yard (proposed) instead of the rear yard (permitted) in order to construct a canopy at a gas station. The property is located in an IB- Intermediate Business District and is designated on the Town Tax Map as 7.410-228-14
6. **CASE NO.11-22** – **JOHN VACCA**, for property at 33 Taylor Road, Valhalla, NY 10591. Applicant is requesting a variance from Section 285-10(B)(5)(b) of the Zoning Ordinance to reduce the distance from the side lot line to the off-street parking area from 20 ft. (required), 10 ft. (existing) to 9.9 ft. (proposed), in order to legalize a circular driveway. The property is located in R-40 Single-Family Residence District and is designated on the Town Tax Map as Volume 7, Section 20, Sheet 18D, Block 8, Lot 2 and Parcel Lot ID 7.80-7-3
7. **CASE NO.11-23** – **CURRY CHEVROLET**, for property at 728 Central Park Avenue, Scarsdale, NY 10583. Applicant is requesting variances from Section 285 Attachment 1:1 of the Zoning Ordinance to increase the Gross Floor Area from .10 (permitted), .214 (existing) to .22 (proposed); from Section 285-29.1(C)(3) to reduce the front yard from 80 ft. (required), 10 ft. (existing) to 1) 43.57 ft. (proposed) for the car delivery area, 2) 29.60 ft. (proposed) for the vestibule and 3) 5 ft. for the front overhang (proposed); and from Section 285-42(C) to increase a nonconforming structure so as to increase such nonconformance, in order to construct an addition. The property is located in a CA-Central Avenue Mixed Use Impact District and is designated on the Town Tax Map as parcel ID: 8.460-329-2.
8. **CASE NO.11-24** – **RAY CATENA AUTO CENTER**, for property at 50 Yellowstone Ave, White Plains, NY. Applicant is requesting variances from Section 285-31(B)(4)(d) to reduce the rear lot line of Building “E” on previously granted variances in ZBA Case 09-13 from 50 ft. (required) to 24 ft. (proposed); and from Section 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance in order to alter the shape of the building. The property is located in an IB-Intermediate Business District and is designated on the Town Tax Map as Parcel ID: 7.410-228-48.
9. **CASE NO.11-25** – **ALBERT & SANDRA FANELLI**, for property at 66 Beech Street, White Plains, NY 10603. Applicant is requesting variances from Section 175 Attachment 4:1 of the Zoning Ordinance to, 1) increase the number of stories from 2 ½ (permitted) to 3 stories (proposed), 2) increase the total height from 25 ft. (permitted) to 30.4 ft. (proposed) and 3) reduce the rear yard from 25 ft. (required) to 17.75 ft. (proposed) in order to construct a three-story garden apartmentcomplex. The property is located in a UR- Urban Renewal District and is designated on the Town Tax Map as Property ID: 7.410-222-10.