



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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PRELIMINARY AGENDA DECEMBER 8, 2011

1. **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
2. **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.
3. **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.

CASE NO. 11-24 HAS BEEN CLOSED FOR DECISION ONLY

4. **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) and 4) from Section 285-40(C)(2) to reduce the rear yard from proposed decks from 20 ft. (required) to 10 ft. (proposed), in order to construct a five (5) unit garden apartment complex with decks. 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.

NEW CASES

5. **CASE NO.11-26** – **DAVID STOVALL & JANET REUTER**, for property at 105 Underhill Road, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-39(D)(2) of the Zoning Ordinance to increase the gross floor area from 2,890 sq. ft. (permitted), 3,682 sq. ft. (existing) to 3,882 sq. ft. (proposed); from Section 285-12(B)(4)(a) to reduce the front yard from 30 ft. (required), 8.9 sq. ft. (existing) to 8.9 ft. (proposed); from Section 285-12(B)(4)(b) to reduce the side yard from 18 ft. (required), 3.9 ft. (existing) to 3.9 ft. (proposed); from Section 285-12(B)(4)(c) to reduce the total of two (2) side yards from 40 ft. (required), 34.9 ft. (existing), to 34.9 ft. (proposed); from Section 285-12(B)(4)(d) to reduce the rear yard setback to a deck from 32 ft. (required) to 14 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance by constructing an apartment over the garage and building a deck in the rear of the house. The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.400-281-24
6. **CASE NO.11-27** – **MICHAEL & NAOMI MAROM** for property at 201 South Healy Avenue, Scarsdale, NY. Applicant is requesting a variance from Section 285-14(B)(4)(d) of the Zoning Ordinance to reduce the rear yard from 28 ft. (required), to 13.3 ft. (proposed) in order to legalize the construction of a building. The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.290-222-11.
7. **CASE NO.11-28** – **NANCY KLEIN & DAVID MARSHAK** for property at 257 Beverly Road, Scarsdale, NY 10583. Applicant is requesting a variance from Section 285-14(B)(3)(a) of the Zoning Ordinance to increase the maximum coverage of the principal building from 22 % (required) to 24 % (proposed) in order to enclose a porch and a deck. The property is located in an R-10 Single-Family Residence District and is designated on the town Tax Map as Parcel ID 8.400-287-14, Volume 8, Section 32, Sheet 43F, Block 1830, Lot 4.