



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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PRELIMINARY AGENDA MARCH 22, 2012

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) 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.11-27 – 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.

CASE NO. 11-27 HAS BEEN CLOSED FOR DECISION ONLY

3. **CASE NO.11-29 – JOHN SALJANIN**, for property at 42 North Healy Ave., Hartsdale, NY 10530. Applicant is requesting a use variance from Section 285-14(A) of the Zoning Ordinance to use a former nonconforming restaurant in an R-10 single-family residence district as an art gallery with an accessory coffee shop. The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel Lot 8.290-220-4.

CASE NO. 11-29 REQUEST FOR AN AS-OF-RIGHT ADJOURNMENT

4. **CASE NO.11-30 - DMITRI OSTASHKIN**, for property at 63 Henry St., Scarsdale, NY 10583. Applicant is applying for area variances from Section 285 Attachment 1:1 to increase the Floor Area Ratio (F.A.R.) from .10 (permitted) to 1.00 (proposed); to reduce the number of parking spaces from 20 (required) to 13 (proposed); to increase the total height from 24 ft. (permitted) to 39 ft. (proposed); and to increase the number of stories from 2 (permitted) to 3 (proposed); from Section 285-29.1(C)(4)(7)(a) to increase impervious surface coverage from 60 % (permitted) to 88 % (proposed); from Section 285-29.1 to reduce the front yard setback for the principal building from 40 ft. (required) to 18.6 ft. (proposed); to reduce one (1) side yard from 20 ft. (required) to 0 ft. (proposed); to reduce the second side yard from 20 ft. (required) to 5 ft. (proposed); to reduce two (2) side yards from 40 ft. (required) to 5 ft. (proposed); and to reduce the rear yard from 25 ft. (required) to 15.3 ft. (proposed); from Section 285-29.1(C)(3) to reduce the distance from off-street parking to the principal building from 10 ft. (required) to 0 ft. (proposed); to the front lot line from 20 ft. (required) to 0 ft. (proposed); to the side lot line from 10 ft. (required) to 0 ft. (proposed); to the second side lot line from 10 ft. (required) to 5 ft. (proposed); both side yard setbacks from 20 ft. (required) to 5 ft. (proposed); and to the rear lot line from 15 ft. (required) to 4 ft. (proposed); and use variances from Sections 285-29.1(A)(3) and 285-29.1(B)6 in

order to erect a building to house a dance studio and owner occupied residential unit on the third level. The property is located in a CA-Central Avenue Mixed Used Impact District and is designated on the Town Tax Map as Parcel Lot 8.460-330-11

CASE NO. 11-30 REQUEST FOR ADJOURNMENT

5. **CASE NO.12-02 –WHITE HICKORY ASSOC. FOR STOP & SHOP**, for property at 600 White Plains Rd., Tarrytown, NY 10591. Applicant is requesting variances from Section 240(3)(C)(8) of the Sign and Illumination Law to increase the height of the logo of a wall sign from 4 ft. (permitted) to 5.33 ft. (proposed); and from Section 240-3(D)(3)(d) to increase height of the non-key letters of the sign from 2 ft. (permitted) to 3.78 ft. (proposed). The property is located in OB-Office Building District and is designated on the Town Tax Map as Parcel ID 7.230-100-1.1

NEW CASES

6. **CASE NO.12-03 –EDGAR PACHECO**, for property at 125 Russell Street, White Plains, NY 10606. Applicant is requesting a variance from Section 285-15(B)(5)(b) of the Zoning Ordinance to reduce to reduce the distance from the side lot line to a detached garage from 10 ft. (required) to .45 ft. (proposed) in order to legalize the garage. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.80-49-19
7. **CASE NO.12-04 – AMERICAN SIGNCRAFTERS FOR CAPITAL ONE BANK, MIDWAY SHOPPING CENTER**, for property at 911 Central Ave., Scarsdale, NY. Applicant is requesting a variance from Section 240-3(C)(9) of the Sign & Illumination Law to increase the number of wall signs from one (1) (permitted) on the front of the building to two (2) at the side elevation (proposed). The property is located in a CA-Central Avenue Mixed Use District and is designated on the Town Tax Map as Volume 8, Sheet 39, Block 0000, Lot P10A Parcel ID 8.530-363-3.
8. **CASE NO.12-05 – CIANFLONE FAMILY TRUST FOR R&L POWER SPORTS**, for property at 512 Tarrytown Road, White Plains, NY 10607. Applicant is requesting variances from Section 285-31(B)(3)(a) to increase building coverage from 30 % (permitted) to 54 % (proposed); from Section 285-31(3)(b) to increase the maximum impervious surface coverage from 80 % (permitted) to 99 % (proposed); from Section 285-31(B)(5)(a) to reduce the distance from the off-street parking to the principal building from 10 ft. (required) to 0 ft. (proposed); from Section 285-31(B)(5)(b) to reduce the distance from the off-street parking to the side yard from 10 ft. (required) to 0 ft. (proposed); from Section 285-31(B)(5)(c) to reduce the distance from the off-street parking to the rear yard from 10 ft. (required) to 0.875 ft. (proposed); from Section 285-38(E) to reduce the off-street parking spaces from 10 (required) to 3 (proposed); and 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 motorcycles. The property is located in an IB-Intermediate Business Zone and is designation on the Town Tax Map as Volume 7, Section 21, Sheet 19 Block 1370, Lot(s) 27,28 and Parcel ID:
9. **CASE NO.12-06 – DP 35, LLC FOR BLUELINE SHOOTING RANGE**, for property at 444 Saw Mill River Road. Applicant is requesting variances from Section 285-34(B)(3)(b)(3) of the Zoning Ordinance increase the maximum coverage of the building from 25 % (permitted) to 30.4 % (proposed); from Section 285-34(B)(4)(c) to reduce the distance from the off-street parking to the principal building from 15 % (required) to 10 ft. (proposed) in order to construct an addition. The property is located in a PD-Non-Residential Planned Development District and is designated on the Town Tax Map as Parcel ID: 7.120-17-1