



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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PRELIMINARY AGENDA APRIL 12, 2012

1. **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
2. **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.
3. **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.
4. **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 designated on the Town Tax Map as Volume 7, Section 21, Sheet 19 Block 1370, Lot(s) 27,28 and Parcel ID:
5. **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 285-459B0(30(b)(3) of the Zoning Ordinance to 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

NEW CASES

6. **CASE NO.12-07** – **MILES HUTCHINGS**, for property at 190 Inwood Road, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-14(B)(4)(b) of the Zoning Ordinance to reduce the side yard from 12 ft. to 10.6 ft.; and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance in order to construct a second story addition. The property is located in an R-10 single-Family Residence District and is designated on the Town Tax Map as Parcel ID 8.390-276-6.

7. **CASE NO.12-09** – **MR.& MRS. MARK HUNTER**, for property at 23 Crest Drive, White Plains, NY 10607, Applicant is applying for variances from Section 285-12(B)(5)b) of the Zoning Ordinance to reduce the side yard for an accessory structure (deck) from 16 ft. (required) to 2.6 ft. (proposed), from 15 ft. (required) to 7.57 ft. (proposed) for a swimming pool; from Section 295-12 (B)(5)(c) to reduce the rear yard for an accessory structure (deck) from 16 ft. (required) to 4.8 ft. (proposed), from 15 ft. to 6.73 ft. (proposed) for a swimming pool; and from Section 185-12(B)(4)(b) to reduce the side yard from the principal structure from 18 ft. (required) to 13.13. ft. (proposed) in order to legalize a deck, swimming pool & storage area. The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Volume 8, Section 26, Sheet 3F, Block 1820, Lot 8, Property ID 8.110-64-35