



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

177 HILLSIDE AVENUE, GREENBURGH, NY 10607

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PRELIMINARY AGENDA MAY 17, 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.11-29** – **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 11-29 HAS BEEN CLOSED FOR DECISION ONLY

3. **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
4. **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.

5. **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:7.410-228-28
6. **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 ft. (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
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 4.8 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 2.6 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

NEW CASES

8. **CASE NO.12-10** – **FULL GOSPEL CHRISTIAN FELLOWSHIP CHURCH**, for property at 400 Old Tarrytown Road, White Plains, NY 10607. Applicant is requesting a variance from Section 240-3D(1)(b) of the Sign & Illumination Law to increase the size of a yard sign from 6 sq. ft. (permitted) to 24 sq. ft. (proposed). The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.420-237-1