



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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AGENDA JUNE 21, 2012

1. **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

THE ZONING BOARD OF APPEALS ADJOURNED THE PART OF CASE 11-26 REGARDING THE VARIANCE REQUESTING THE ADDITION OF A DECK IN THE REAR OF THE HOUSE AND GRANTED THE VARIANCES FOR THE GARAGE.

2. **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

CASE NO.12-05 HAS BEEN CLOSED FOR DECISION ONLY

NEW CASES

3. **CASE NO.12-11 – FRANCESCA DELIO & JEFFREY PARASCHAC**, for property at 7 Gordon Place, Scarsdale, NY 10583. Applicant is requesting variances from 285-15(B)(3)(a) of the Zoning Ordinance to increase the maximum coverage of the principal building from 24 % (required) to 25.5 % (proposed); from Section 285-15(B)(4)(b) to reduce the side yard from 10 ft. (required), 7.66 ft.

(existing) to 4.83 ft. (proposed) and from Section 285-15(B)(4)(c) to reduce the total of two (2) side yards from 22 ft. (required), 17.1 ft. (existing) to 14.13 ft. (proposed) in order to construct an addition. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Property ID: 8.460-321-11.

4. **CASE NO.12-12** – **LORI LAUBICH**, for property at 19 Castle Walk, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-12(B)(3)(d) of the Zoning Ordinance to increase the impervious surface from 29 % (permitted) 31.3 % (existing) to 31.3 % (proposed); from Section 285-39(D)(2)(a) to increase the maximum allowable Floor Area Ratio (F.A.R.) from 4,927 sq. ft. (permitted), 7,756 sq. ft. (existing) to 8,350 sq. ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance by constructing an addition. The property is located in an R-20 single-Family Residence District and is designated on the Town Tax Map as Volume 8, Section 35, Sheet 39, Block 0000, Lot P104, Parcel ID 8.530-363-19.4.
5. **CASE NO.12-13** – **GEORGE & VIVIAN FRIEDMAN**, for property at 32 Hillcrest Avenue, Ardsley, NY 10502. Applicants are requesting a variance from Section 285-16(A) of the Zoning Ordinance to add a second kitchen to a single-family residence. The property is located in an R-7.5 Single-Family Residence District and is located on the Town Tax Map as Parcel ID: 8.320-238-4/
6. **CASE NO.12-14** - **VINCENT CASOLARO**, for property at 194 Endicott Ave., Elmsford, NY 10523. Applicant requests a use variance from Section 285-16(A) of the Zoning Ordinance to convert a single-family residence to a two-family residence in a Single – Family Residence District. The property is located in an R-5 Single-Family Residence District and is designated on the Town Tax map as Parcel Lot ID: 7.190-75-11
7. **CASE NO.12-15** - **ISABEL SIERRA**, for property at 16 Leather Stocking Lane, White Plains, NY 10604. Applicant is requesting to renew and extend a variance in ZBA Case 09-04 from Section 285-14(B)(4)(b) of the Zoning Ordinance to reduce one (1) side yard from 12 ft. (required), 9.54 ft. (existing) to 9.54 ft. (proposed); and from 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance in order to construct an addition. The property is located in an R-10 Single Family Residence District located at 16 Leather Stocking Lane and is designated on the Town Tax Map as Volume 7, Sheet 35D, Block 1576, Lot 12. Parcel Lot ID: 7.340-167-25