



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

177 HILLSIDE AVENUE, GREENBURGH, NY 10607

Telephone: 914-993-1507

Telefax: 914-993-1518

PRELIMINARY AGENDA JULY 19, 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.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

ZBA CASE NO. 11-30 HAS BEEN ADJOURNED TO THE AUGUST 16, 2012 MEETING

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) 31.1 % (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

NEW CASE

7. **CASE NO.12-16** – **MICHAEL & NAOMI MAROM**, for property at 201 S. Healy Ave./11 Elizabeth St., Scarsdale, NY 1583. Applicant is requesting an appeal of the Building Inspector's determination that the that the property lying between the rear property line and the imaginary ROW boundary line of Elizabeth Street is not part of the applicant's property and therefore cannot be used to calculate the setback to the residence. The property is located in an R-10 Single Family Residence District and is designated on the Town Tax Map as Volume 8, Section 30, Sheet 33, Block 1684, Lot 2A. Parcel ID 8.400-222-1.
8. **CASE NO.12-17** – **BEN'S RESTAURANT GROUP (BEN'S DELI & SPIGA RESTAURANT)**, for property at 718 Central Park Ave., Scarsdale, NY 10583. Applicant is requesting a variance from Section 285-29.2(C)(7)(a) of the Zoning Code to increase the maximum impervious surface from 60 % (required), 63 % (existing from ZBA Case to 5,700 sq. ft. (proposed), in order to have seventy-six parking spaces (required). The property is located in a CA-Central Ave. Mixed Use Zone and is designated on the Town Tax Map as 8.460-329-1