



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 AUGUST 16, 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.12-13 – 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 Lot ID: 8.320-238-4
ZBA CASE NO. 11-13 HAS BEEN CLOSED FOR DECISION ONLY
3. **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
4. **CASE NO.12-16 – MICHAEL & NAOMI MAROM**, for property at 201 S. Healy Ave. /11 Elizabeth St., Scarsdale, NY 10583. Applicant is appealing the Building Inspector's determination that the rear yard be measured from the appellants' lot line rather than from the edge of Elizabeth Street. 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 Lot ID 8.400-222-1.
5. **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 63 % (required),

granted in ZBA Case 88-84, 65.9 % (existing) to 73.5 % (proposed), in order to provide required parking spaces. The property is located in a CA-Central Ave. Mixed Use Zone and is designated on the Town Tax Map as Parcel Lot ID: 8.460-329-1

NEW CASE

6. **CASE NO.12-18** – **CLAUS VAN SCHORN**, for property at 3 Hawthorne Way, Hartsdale, NY 10530. Applicant is appealing the interpretation of the Building Inspector that pavers are considered impervious surface; or, in the alternative, applicant requests a variance from Section 285-10(B)(3)(d) of the Zoning Ordinance to increase the maximum impervious surface from 25 % (permitted) to 32.6 % (proposed), in order to install a pool on the property. The property is located in an R-30 Single-Family Residence District and is designated on the Town Tax Map as Parcel Lot ID: 8.230-174-10