



Steven Belasco,  
Chairman

# TOWN of GREENBURGH

## Zoning Board of Appeals

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## PRELIMINARY AGENDA SEPTEMBER 20, 2012

1. **CASE NO.11-30 - DMITRI OSTASHKIN**, for property at 63 Henry St., Scarsdale, NY 10583. Applicant is applying for area variances for the **Principal Building**: from Section 285 Attachment 1:1 of the Zoning Code to increase the Floor Area Ratio (F.A.R.) from .10 (permitted) to 1.10 (proposed); from Section 285- 29.1(C)(4)(7)(a) to increase impervious surface coverage from 60 % (permitted) to 94.2 % (proposed); from Section 285- 29.1(C)(2) to reduce the front yard setback for the principal building from 40 ft. (required) to 18.4 ft. (proposed); from Section 285-29.1(C)(2) 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 4 ft. (proposed); and reduce the rear yard from 25 ft. (required) to 14.2 ft. (proposed); for the **Off-Street Parking Setback** 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 0 ft. (proposed); total side yard setbacks (2) from 20 ft. (required) to 0 ft. (proposed); and to rear lot line from 15 ft. (required) to 0 ft. (proposed); for **Parking Spaces** from Section 285-38(E) to reduce the number of parking spaces from 20 (required) to 17 (proposed); from Section 285 Attachment 1:1; to increase the total height from 24 ft. (permitted) to 42 ft. (proposed); and to increase the number of stories from 2 (permitted) to 3 (proposed) in order to erect a building to house a dance studio. 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
2. **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
3. **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
4. **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

**NEW CASES**

5. **CASE NO.12-19** – **AUGUST TOLOMER**, for property at 34 Lakeview Ave. Hartsdale, NY 10530. Applicant is applying for area variances from Section 285-15 (B)(4)(b) of the Zoning Ordinance to reduce one (1) side yard from 10 ft. (required) to 8.78 ft. (proposed); from Section 285-15(B)(4)(c) to reduce two (2) side yards from 22 ft. (required) to 17 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to legalize a screened-in porch. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel Lot 8.250-186-4
6. **CASE NO.12-20** – **VALERIE & TONY TORCIA**, for property at 2 Artillery Lane, Scarsdale, NY 10583. Applicant's are applying for an area variance from Section 285-12(B)(5)b) of the Zoning Ordinance to reduce a side yard setback from a parking area from 16 ft. (required) to 4 ft. (proposed) in order to expand the driveway. The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.471-346-42.
7. **CASE NO.12-22** – **SMASH PARTNERS, LLC**, for property at 49 Tarrytown Rd., White Plains, NY. Applicants are applying for a Special Permit pursuant to Zoning Ordinance 285-28 (A)(2)(f) in order to allow a fully enclosed restaurant. The property is located in a DS-Designed Shopping District and is designated on the Town Tax Map as Parcel ID: 8.80-42-6