



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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PRELIMINARY AGENDA NOVEMBER 15, 2012

1. **CASE NO.11-27 – MICHAEL & NAOMI MAROM**, for property at 11 Elizabeth St., Scarsdale, NY 10583. Applicant is requesting a variance from Section 285-14(B)(4)(d) of the Zoning Ordinance to reduce the rear yard from 28 ft. (required), 17.7 ft., granted in ZBA Case 09-37, to 13.3 ft. (proposed) in order to legalize the construction of a building pursuant to the previous variance. **(NOTE: This hearing is being conducted pursuant to Court Order).** The property is located in an R-10 Single Family Residence District and is designated on the Town Tax Map as Parcel 8.400-222-1.
2. **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 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 31 (required) to 19 (proposed); for **Building Height** 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 and offices. 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 REQUESTED AN ADJOURNMENT
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
ZBA CASE NO. 12-14 REQUEST FOR AN AS-OF-RIGHT ADJOURNMENT
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.12-21** – **HARTSDALE LAND CORP.**, for property at 74 South Central Ave. Hartsdale, NY 10530. Applicant is requesting variances from Section 285.29.1(C)(3) of the Zoning Ordinance to reduce the front yard from 20 ft. (required) to 1 ft. (proposed); and from Section 285-40(B)(4) to increase the height of a canopy from 12 ft. (permitted) to 16.6 ft. (proposed), in order to construct a canopy at a gas station. The property is located in a CA-Central Avenue Mixed Use District and is designated on the Town Tax Map as Parcel ID: 8.250-195-11
6. **CASE NO.12-24** – **SECOR LEASING ASSOCIATION**, for property at 15 Tarrytown Rd., White Plains, NY 10607. Applicant is requesting an area variance from Section 285-31(B)(4)(d) to reduce the rear yard from 50 ft. (required), 14.75 granted in ZBA Case 80-02, to 2.75 ft. (proposed) in order to build an accessory car wash and canopy on the property. The property is located in an IB - Intermediate Business District and is designated on the Town Tax Map as Parcel ID: 8.90-51-2.
7. **CASE NO.12-25** – **THE SALVATION ARMY**, for property at 191 Sprain Rd., Scarsdale, NY 10583. Applicant is requesting an area variance from Section 285-12(B)(5)(6) of the Zoning Ordinance to reduce the distance from the side lot line to the off-street parking area from 16 ft. (required) to 3.5 ft. (proposed) in order to legalize an existing driveway. The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.391-277-8
8. **CASE NO.12-26** – **JOHN BROCCOLI**, for property at 92 Caterson Terrace, Hartsdale, NY 10530. Applicant is requesting area variances from Section 285-15(B)(4)(b) of the Zoning Ordinance to reduce one (1) side from 10 ft. (required), 3.7 ft. granted in ZBA Case 10-20, to 3.7 ft. (proposed); and from Section 285-15B(4)(c) to reduce two (2) sides from 22 ft. (required), 18.3 (existing from ZBA Case 10-20) to 18.3 ft. (proposed) in order to legalize a second story addition. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.260-208-17
9. **CASE NO.12-27** – **JAMES MCANDREW**, for property at 82 Salem Road, White Plains, NY 10607. Applicant is requesting an area variance from Section 285-40(C)(2) of the Zoning Ordinance to reduce one (1) side yard from 10 ft. (required) to 5 ft. (proposed) in order to construct a patio. The property is located in an R-15 Single Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.130-28-2