



Steven Belasco,  
Chairman

# TOWN of GREENBURGH

## Zoning Board of Appeals

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## AGENDA DECEMBER 13, 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 matter is being considered 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.

### Case No. 11-27 has been Closed for Decision Only

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

### Case No. 11-30 is adjourned to January 17, 2013

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

**CASE NO. 12-16 HAS BEEN CLOSED FOR DECISION ONLY**

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.12-27** – **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

**CASE NO. 12-27 REQUEST TO WITHDRAW**

**NEW CASES**

8. **CASE NO.12-28** – **JOSE BEJAR**, for property at 8 Lark Avenue, White Plains, NY 10607. Applicant is requesting area variances from Section 285-12(B)(4)(b) of the Zoning Ordinance to reduce one (1) side yard from 18 ft. (required), 8 ft. (existing from ZBA Case 66-55), to 7.37 ft. (proposed); from Section 285-12(B)(4)(c) to reduce two (2) side yards from 40 ft. (required), 32.11 ft. (existing from ZBA Case 66-55) to 32.37 ft. (proposed) in order to construct a second story addition; and from Section 285-12(B)(5)(b) to reduce a side yard from an accessory structure from 16 ft. (required) to 15.07 ft. (proposed) to legalize a cabana. The property is located in a R-20 Single-Family residence District and is designated on the Town Tax Map as Parcel ID: 7.520-319-33
9. **CASE NO.12-30** – **COCA COLA REFRESHMENTS USA INC.**, for property at 111 Fairview Park Drive, Elmsford, NY 10523. Applicant is requesting area variances from Section 285-34(B)(4)(f) of the Zoning Ordinance to reduce the front yard from 50 ft. (proposed) to 18 ft. (proposed); and from Section 285-34(B)(3)(a)(1) to increase the maximum floor area ratio (F.A.R.) from 0.30 (permitted) to 0.315 (proposed) in order to construct a 4,500 sq. ft. addition to an existing 433,370 sq. ft. warehouse. The property is located in a PD Nonresidential Planned Development District and is designated on the Town Tax Map as Parcel ID: 7.110-14-5 & 7.60-3-1
10. **CASE NO.12-31** – **WALTER MARABLE**, for property at 6 Valleyview Road, Elmsford, NY 10523. Applicant is requesting an area variance from Section 285-14(B)(4)(b) of the Zoning Ordinance to reduce the minimum off-street parking distance to the side yard from 12 ft. (required) to 4.91 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance in order to expand a driveway. The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.460-267-14