



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 JANUARY 17, 2013

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 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 HAS BEEN ADJOURNED**

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

### NEW CASES

3. **CASE NO.12-32 – AUDREY & VICTOR RONIS-TOBIN**, for property at 55 Heath Place, Hastings-on-Hudson, NY 10706. Applicant is requesting area variances from Section 285-15(B)(4)(a) of the Zoning Ordinance to reduce the front yard from 20 ft. (required) to 17.9 ft. (proposed), from Section 285-15(B)(4)(b) to reduce one(1) side yard from 10 ft. (required) to 4 ft. (proposed); from Section 285-15(B)(4)(c) to reduce two (2) side yards from 22 ft. (required) to 21.2 ft. (proposed); and from Section 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance, in order to legalize an addition, an enclosed porch and 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 property ID: 8.550-383-2.

4. **CASE NO. 12-33** – **WESTCHESTER GREENHOUSES & FARM INC.**, for property at 332 West Hartsdale Ave., Hartsdale, NY 10530. Applicant is requesting an amendment to condition #6 of a previously granted use variance (ZBA Case 95-06, as such condition was amended in ZBA Case 08-25) in order to permit retail sale of milk and dairy products at the existing farm stand; or, if such appeal is denied, applicant requests a use variance from Section 285-12(A)(1) of the Zoning Ordinance to permit the sale of such items. The property is located in an R-20 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.130-90-1

**CASE NO. 11-33 HAS REQUESTED AN AS-OF-RIGHT ADJOURNED**

5. **CASE NO. 12-34** - **HARTSDALE LIMITED PARTNERSHIP**, for property at 150-152 South Central Park Avenue. Applicant is requesting variances for Lot One of its proposed subdivision from Section 285-29.1(C)(1) of the Zoning Ordinance to increase the maximum allowable Floor Area Ratio (F.A.R.) from .135 % (permitted) to .351 % (proposed); from Section 285-29.1(C)(5) to decrease the number of parking spaces from 81 (required), 24 (existing) to 22 (proposed); and from Section 285-39(C)(8) to subdivide an improved lot in a manner that does not conform to the zoning regulations regarding the existing building and spaces related thereto, in connection with a proposed two (2) lot subdivision. Applicant is also requesting variances for Lot Two in said subdivision from Section 285-29.1(C)(1) to reduce the off-street parking from 57 (required), 29 (existing) to 28 (proposed); and from Section 285-39(C)(8) to subdivide an improved lot in a manner that does not conform to the zoning regulations regarding the existing building and spaces related thereto. The property is located in a CA-Central Avenue Mixed Use District and is designated on the Town Tax Map as Parcel ID: 8.300-228-5 &6
6. **CASE NO. 12-35** – **632 FORT HILL ROAD LOT A REALTY, LLC**, for property at 632 Fort Hill Road, Scarsdale, NY 10583. Applicant is requesting a variances from Section 285-14(B)(5)(b) to reduce the off street parking to the side lot line from 12 Ft. (required) to 1 Ft. (proposed). The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.400-291-12.2.
7. **CASE NO. 12-37** – **28 NORTH LLC**, for property at 28 North Central Ave., Hartsdale, NY 10530. Applicant is requesting a variance from Section 285-29.1(C)(7)(a) of the Zoning Ordinance to Increase the maximum impervious surface from 60 % (permitted), 89 % (pre-existing nonconforming) to 91 %; and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance in order to construct a concrete patio and extend a ramp. The property is located in a CA-Central Avenue Mixed Use District and is designated on the Town Tax Map as Parcel ID: 8.250-190-16