



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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AGENDA MARCH 21, 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 Ordinance to increase the Floor Area Ratio (F.A.R.) from .10 (permitted) to .91 (proposed); from Section 285-29.1(C)(4)(7)(a) to increase impervious surface coverage from 60 % (permitted) to 93.6 % (proposed); from Section 285-29.1(C)(2) to reduce the front yard setback from 40 ft. (required) to 6 ft. (proposed); 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 0 ft. (proposed); and reduce the rear yard from 25 ft. (required) to 0 ft. (proposed); for the Off-Street Parking Setback from Section 285-29.1(C)(3) to reduce the distance from the 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); and to rear lot line from 15 ft. (required) to 0 ft. (proposed); for Building Height from Section 285 Attachment 1:1 to increase the total height from 24 ft. (permitted) to 38.08 (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 ID: 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. 12-34** - **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
4. **CASE NO. 13-03** – **MARCEL TARRYTOWN REALTY, LLC (DAS AUTO)**, for property at 201

Tarrytown Rd., White Plains, NY 10607. Applicant is requesting area variances from Section 285-28(B)(3) of the Zoning Ordinance to increase the Floor Area Ratio (F.A.R.) from .30 (Permitted), .317 (existing) to .328 (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to convert an existing carport into an enclosed garage. The property is located in a DS-Designed Shopping District and is designated on the Town Tax Map as Parcel ID: 8.20-18-3

5. **CASE NO.13-04** – **CROSSROADS II, LLC (PARTY CITY)**, for property at 431 Tarrytown Rd., White Plains, NY 10607. Applicant is requesting variances from Section 240-3(D)(14)(d)(1) of the Sign and Illumination Law to increase height of the non-key letters of the sign on a non corner lot from 2 ft. (permitted) to 2.83 ft. (proposed) for the letter “a”, from 2 ft. (permitted) to 2.81 ft. (proposed) for the letter “r”, from 2 ft. (permitted) to 3.57 ft. (proposed) for the letter “t”, from 2 ft. (permitted) to 3.35 (proposed) for the letter “y”, from 2 ft. (permitted) to 4.02 ft. (proposed) for the letter “i”, from 2 ft. (permitted) to 3.57 ft. (permitted) for the letter “t”, and from 2 ft. (permitted) to 3.35 ft. (proposed) for the letter “y”, in order to install a wall business sign. The property is located in a UR-NC Urban Renewal Neighborhood Shopping District and is designated on the Town Tax Map as Parcel ID: 7.480-295-2.

ZBA CASE NO. 13-04 REQUEST FOR AS-OF-RIGHT ADJOURNMENT

6. **CASE NO.13-05** – **HARTSDALE DEVELOPMENT, LLC**, for property at 250 S. Central Ave., Hartsdale, NY 10530. Applicant requests area variances from Section 285-29.1(C)(2) of the Zoning Ordinance to reduce the front yard from 80 ft. (required) to 75 ft. (proposed), to reduce the side yard from 40 ft. (required) to 37.16 ft. (proposed) and to reduce the rear yard from 50 ft. (required) to 45 ft. (proposed) in order to construct a four-story 51 unit apartment building. The property is located in an CA-Central Avenue Mixed use District and is designated on the Town Tax map as Parcel Lot ID: 8.290-226-1
7. **CASE NO.13-06** – **JOSHUA LAPPEN**, for property at Mt. Joy Ave., Scarsdale, NY 10583. Applicant requests area variances from Section 285-39(D) of the Zoning Ordinance to increase the Floor Area Ratio (F.A.R.) from 2,502.64 sq. ft. (permitted), 2,940 sq. ft. (existing) to 2,992.92 sq. ft. (proposed); from Section 285-16(B)(5)(a) to reduce the distance from the accessory structure to the principal building from 8 ft. (permitted), 2,940 sq. ft. (existing) to 7 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to construct an addition. The property is located in an R-5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.470-340-12.