



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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AGENDA APRIL 18, 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 .79 (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); and for Building Height from Section 285 Attachment 1:1 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.
ZBA CASE 11-30 REQUEST FOR AS-OF-RIGHT ADJOURNMENT FROM OBJECTOR TO MAY 16, 2013
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.13-04** – **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 13-04 REQUEST FOR ADJOURNMENT TO MAY 16, 2013

NEW CASES

5. **CASE NO.13-07** – **EDUARDO & WILMA ANTONIO** for property at 80 Charlotte Place, Hartsdale, NY 10530. Applicant requests an area variance from Section 285-40(C)(2) of the Zoning Ordinance to reduce the rear yard setback from 21 ft. (required) to 12.1 ft. (proposed) in order to legalize a deck. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.310-235-12
6. **CASE NO.13-08** – **JAIME SGUERRA & OLGA LOMBO**, for property at 245 Ferndale Rd., Scarsdale, NY 10583. Applicant is requesting area variances from Section 285-14(B)(2) of the Zoning Ordinance to reduce the lot width from 100 ft. (required) to 98.75 (proposed); from Section 285-14(B)(5)(b) to reduce the side yard from 12 ft. (required) to 10 ft. (proposed); from Section 285-14(B)(3)(b) to increase the principal building coverage from 22 % (permitted) to 24.6 % (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 other spaces related thereto, in connection with a proposed two (2) lot subdivision. The property is located in an R-10 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.400-284-9 & 10.

ZBA CASE 13-08 REQUEST FOR AS-OF-RIGHT ADJOURNMENT TO MAY 16, 2013

7. **CASE NO.13-09** – **THOM HAMILL**, for property at 60 Lynwood Rd. Scarsdale, NY 10583. Applicant is requesting area variances from Section 285-16(B)(3)(a) of the Zoning Ordinance to increase the principal building coverage from 30 % (permitted), 34.65 % (existing) to 41.81 % (proposed); from Section 285-16(B)(3)(a) to increase the impervious surface coverage from 43.75 % (permitted), 52.52 % (existing) to 60.0 % (proposed); from Section 285-16(B)(4) to reduce the front yard setback from 20 ft. (required), 8 ft. (existing) to 12.29 ft. (proposed); from Section 285-16(B)(4)(b) to reduce one side yard from 8 ft. (required), 1.61 ft. (existing) to 1.61 (proposed); from Section 285-39(D)(2) to increase the maximum Floor Area Ratio (F.A.R.) from 2,556 sq. ft. (permitted), 4,101.9 sq. ft. (existing) to 4,524.6 sq. ft. (proposed); and from Section 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance, in order to construct a residential addition. The property is located in an R-5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.540-374-13.
8. **CASE NO.13-10** – **ARNOLD BERNABEI**, for property at 141 Princeton Dr., Hartsdale, NY 10530. Applicant is requesting an area variance from Section 285-40(C)(2) of the Zoning Ordinance to reduce the rear yard from 21 ft. (required) to 6.95 ft. (proposed), in order to construct a deck. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.260-199-5.