



Steven Belasco,
Chairman

TOWN of GREENBURGH

Zoning Board of Appeals

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AGENDA

December 12, 2013

1. **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.
2. **ZBA CASE NO. 13-22** –**DR. WILLIAM MOODY**, for property at 89 Longdale Ave., White Plains, NY10607. Applicant is requesting a use variance from 285-35(A)(2)(a) of the Zoning Ordinance to increase the number of dwelling units from two (2) (permitted and granted in ZBA Case 87-34) to three (3) (proposed). The property is located in a UR-Residential A District and is located on the Town Tax Map as Parcel ID: 7.480-299-13.

ZBA CASE NO. 13-22 has been Closed for Decision Only

3. **ZBA CASE NO. 13-25** – **CANDLELIGHT INN**, for property at 519 Central Park Avenue South, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-29.1(C)(2) of the Zoning Ordinance to reduce the south side yard setback from the principal building from 20 ft. (required) 0.5 ft. (existing) to 1.10 ft. (proposed); from 285-29.1(C)(2) to reduce the front yard from the stair platform from 40 ft.(required), 14 ft. (existing) to 25.61 ft. (proposed); to reduce the side yard setback from the north-stair platform from 20 ft. (required), 5 ft. (existing) to 1.83 ft. (proposed); from 285-29.1(C)(1) to increase the maximum Floor Area Ratio (FAR) from .135 (permitted), .164 (existing) to .168 (proposed); and from Section 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance. Applicant is appealing the decision of the Building Inspector that 68 parking spots are required; or, in the alternative, applicant requests a variance from section 285 Attachment 2:1 to decrease the off-street parking spaces from 68 (required), 50 (existing) to 50 (proposed), in order to construct an addition to an existing restaurant building and the conversion of a second story space to a conference/meeting use. The Property is located in a CA- Central Avenue Mixed-Use District and is designated on the Town Tax Map as Parcel ID: 8.410-298-8.

ZBA Case No. 13-25 has requested an As-of-Right Adjournment

4. **ZBA CASE NO. 13-26** – **KNOLLWOOD STATION CORP.**, for property at 381 Knollwood Rd., White Plains, NY, White Plains, NY. Applicant is requested a variance from Section 240-3(D)(9) of the Sign &

Illumination Law to increase the maximum size of a yard sign from 20 sq. ft. (permitted) to 42.5 sq. ft. (proposed). The property is located in a IB-Intermediate Business District and is designated on the Town Tax Map as Parcel ID: 7.410-228-14.

ZBA Case No. 13-26 has requested an As-of-Right Adjournment

5. **ZBA CASE NO. 13-27 - DIMITRI OSTASHKIN**, for property at 63 Henry St., Scarsdale, NY 10583. Applicant is requesting a variance from Section 285-38(D)(3) of the Zoning Ordinance to reduce the minimum landscape area along the front property line from 20 ft. (required) to 0 ft. (proposed). The property is in a CA-Central Avenue Mixed Use Impact District and is designated on the Town Tax Map as Parcel ID: 8.460-330-11

ZBA CASE NO. 13-27 HAS BEEN CLOSED FOR DECISION ONLY

6. **ZBA CASE NO. 13-28 – LOS TULIPANES FOR AZTECA PARADISE**, for property at 210 Saw Mill River Road, Elmsford, NY 10523. Applicant is requesting a Special Permit pursuant to Section 285-33(A)(2)(b) of the Zoning Ordinance to establish a cabaret. In connection therewith, Applicant requests an area variance from Section 285-28(A)(2)(g)(5) to reduce the lot size from 120,000 sq. ft. (required), 31,567 (existing) to 31,567 (proposed). Applicant further appeals a decision/determination of the Building Inspector regarding the number of off-street parking spaces that are required. In the alternative, if its appeal is denied, Applicant requests a variance from Section 285-38(E) to reduce the number of off-street parking spaces from 150 (required), 65 (existing) to 65 (proposed). The property is in a CB- Closed Business District and is designated on the Town Tax Map as parcel ID: 7.190-79-13.

ZBA CASE 13-28 HAS BEEN CLOSED FOR DECISION ONLY

7. **ZBA CASE NO. 13-29 – STEVE ZHOU & RUOBING ZHAO**, for property at 3 Clarendon Place, Scarsdale, NY 10583. Applicant is requesting a Special Permit pursuant to Section 285-10(A)(2)(g)(1-9) of the Zoning Ordinance to allow not more than two (2) roomers and/or borders. The property is located in an R-7.5 Single-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.460-325-27.

ZBA CASE NO. 13-29 HAS BEEN CLOSED FOR DECISION ONLY

8. **ZBA CASE NO. 13-30 – MIDWAY SHOPPING CENTER**, for property at 1001 Central Park Avenue, Scarsdale, NY 10583. Applicant is requesting a variance from Section 285 Attachment 1:1 of the Zoning Ordinance to increase the Gross Floor Area from 0.135 (permitted), 0.360 (existing) to .388 (proposed) in order to construct a two (2) story retail/restaurant and a one (1) story restaurant. The property is located in a CA – Mixed Use District and is designated on the Town Tax Map as Parcel ID: 8.530-363-2 & 3.

ZBA CASE NO. 13-30 – HAS REQUESTED AN ADJOURNMENT TO JANUARY 16, 2014

NEW CASES

9. **ZBA CASE NO. 13-31 - LISA VERELINE**, for property at 3 Barbara Lane, Hartsdale, NY 10530. Applicant is requesting variances from Section 285-14(B)(4)(b) of the Zoning Ordinance to reduce one side yard from 12 ft. (required), 5.4 ft. (existing from ZBA Case 64-21) to 5.4 ft. (proposed); and from Section 285-14(B)(4)(c) to reduce a total of two (2) sides from 26 ft. (required), 22.7 ft. (existing from ZBA Case 64-21) to 22.7 ft. (proposed) in order to legalize the conversion of an attached carport to a garage. The property is located in an R-10 Single-Family Residence District and is designated on the town Tax Map as Parcel ID: 8.120-70-46.
10. **ZBA CASE NO. 13-32 - SCHOLLE SUBDIVISION**, for property at 59 Woodlands Avenue, White Plains, NY 10607. Applicant is requesting variances from Section 285-14(B)(5)(b) of the Zoning Ordinance

to reduce the rear yard from a garage, from 12 ft. (permitted) to 3.77 ft.(proposed); and from a greenhouse, from 12 ft. (permitted) to 10.22 ft. (proposed) in connection with a proposed three (3) lot into 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: 8.100-54-3, 4 & 5.

11. **ZBA CASE NO. 13-33** - **DIANNE EINHORN**, for property at 8 Bretton Road, Scarsdale, NY 10583. Applicant is requesting variances from Section 285-15B(3)(d) of the Zoning Ordinance to increase the maximum impervious surface from 40.75% (permitted), 53.6 % (existing) to 41.83% (proposed); from Section 285-39(D)(2)(a) to increase the maximum allowable Floor Area Ratio (F.A.R.) from 2,460 sq. ft. (permitted), 2,823 sq. ft. (existing) to 2,942.6 sq. ft. (proposed); from Section 285-15(B)(4)(d) to reduce the rear yard from 26 ft. (required), 19.3 ft. (existing) to 17 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-7.5 Single-Family Residence District and is designated on the town Tax Map as Parcel ID: 8.470-342-23.