

BOARD OF APPEALS ZONING

CALENDAR NO

JUNE 2, 2021

Z-2021-2 Joan Malloy, 8 Hemlock Circle, SBL 138.06-13-3
Application to construct an in-ground pool and storage shed. A review of drawings SP-01 and SP-02 dated June 10, 2020, prepared by Gismondi Architects, indicates the proposed installation of a rear yard in-ground pool and a storage shed. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to main building coverage, lot area, one side yard and combined two side yard setbacks. The proposed pool and shed installation will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
<i>SEPARATION DISTANCE</i>				
1. Main Building to Pool	20'-0"	-	10.4'	9.6'
2. Shed to Pool	20'-0"	-	3'-0"	17'-0"
3. Main Building to Shed	20'-0"	-	11'-0"	9'-0"
4. Section 4.4.24.7 Maximum Pool Fence Distance	25'-0"	-	41.5'	16.5'

OUTCOME: ADJOURNED UNTIL 9/01/2021

Z-2021-10 134 Soundview Avenue LLC/Steve Dallal, 134 Soundview Avenue, SBL 130.16-21-11
Application to construct an addition. A review of drawings A001, A002, A102 to A104, and A401 to A403 with latest date of March 1, 2021, prepared by Hans Cadek Architecture, indicates a two (2) story rear yard addition with deck, and a front yard accessory detached garage. The property is located in the R1-30 Zone and is legally existing non-conforming with respect to lot area, lot frontage, one side and combined two side yard setbacks. The proposed additions will require the following area variances:

MAIN BUILDING:	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback (N)	25'-0"	13'-6"	20'-3"	4'-9"
One Side Yard Setback (S)	25'-0"	27.5'	19'-6"	5'-6"
2. Two Side Yard Setback	50'-0"	41.1'	33'-0"	17'-0"
ACCESSORY STRUCTURE:	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Side Yard Setback	10'-0"	-	5'-0"	5'-0"
2. Sep. from Other Structure	20'-0"	-	7.9'	12.1'
3. Location of an accessory structure in the front yard not in compliance with Section 5.3				

OUTCOME: GRANTED

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Z-2021-12 GTY NY Leasing, Inc./CPD NY Energy, 174 Westchester Avenue, SBL 126.61-3-5
Application to construct a new service station with convenience store. A review of the site plan and drawings 1, A1 and A2, all dated May 4, 2020, prepared by CPL Architecture, indicates the proposed construction of a new motor vehicle service station with convenience store. The property is located in the B-3 Zone where a motor vehicle service station is a special permit with the Board of Appeals as the approving agency per Section 6.2. In addition, a variance in conjunction with a special permit per Section 6.4.5 is necessary. The proposed one (1) story, 2,200 square foot service station with gas pump canopy will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Rear Yard Setback	15'-0"	-	0.9'	14.1'
2. Required Off Street Parking	25	-	23	2
3. Special Building Setback	15'-0"	-	7'-0"	8'-0"

OUTCOME: GRANTED

Z-2021-14 Rose Sharon Ford, 9 Brandywine Drive, SBL 138.11-2-6
Application to install a pool. A review of drawings T001 and A102 to A106 dated February 23, 2021, prepared by Veritas Engineering, indicates the proposed construction of a rear yard in-ground pool. The property is located in the R1-12.5 Zone. The pool is proposed to be built in compliance with all zoning dimensional regulations; however, the pool fencing is proposed to be located along the side and rear property lines. Therefore, the applicant is requesting variances from Section 4.4.24.7 as follows:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. Pool to Fence Distance, North Side	25'-0"	-	36'-2"	11'-2"
2. Pool to Fence Distance, South Side	25'-0"	-	31'-11"	6'-11"

OUTCOME: ADJOURNED

Z-2021-15 Elizabeth & David Dinner, 31 Sparrow Circle, SBL 138.06-5-22
Application for an addition and porch. A review of drawings A-1 to A-3 dated March 23, 2021, prepared by John Iannacito, Architect, indicates a proposed one (1) story rear yard addition and a front yard covered porch. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to one side yard setback. The proposed additions will increase the non-conformity and require the following area variance:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20'-0"	10.61'	10.61'	9.39'

OUTCOME: GRANTED

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Z-2021-17 TB White Plains Apartments LLC, 80-106 Westchester Ave., SBL 126.61-3-11-14 / 26-29 Application for a one (1) year extension of the resolution granting a 10’-0” variance to the special building setback.

OUTCOME: GRANTED – 1 YEAR EXTENSION

NEW APPLICATIONS NO APPEARANCE

Z-2021-18 Peder & Jennifer Baukol, 40 Northdale Road, SBL 131.10-3-13 Application for an addition and deck. A review of drawings C1 and A1 to A6 dated April 26, 2021, prepared by Jeremy Singer, R.A., indicates a proposed two (2) story rear yard addition and expanded rear yard deck. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to front yard and side yard setbacks. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20’-0”	13.81’	13.65’	6.35’
2. Combined Two Side Yards Setback	40’-0”	28.45’	28.29’	11.71’

OUTCOME: SCHEDULED TO BE HEARD 7/21/2021

Z-2021-19 Mr. Thomas Devine, 37 Ethelridge Road, SBL 138.06-5-6 Application for an addition with amended plans. A review of drawings SP-1, A-1 and A-2 revised and dated April 27, 2021, prepared by Charles H. Savigny, Architect, indicates a new one (1) story side yard addition. The property is located in the R1-12.5 Zone and is legally existing non-conforming with respect to lot area, lot frontage, one side and combined side yard setbacks. The proposed addition will require the following area variances:

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
1. One Side Yard Setback	20’-0”	16.7’	18.6’	1.4’
2. Combined Two Side Yards Setback	40’-0”	34.5’	36.4’	3.6’

OUTCOME: SCHEDULED TO BE HEARD 7/21/2021