



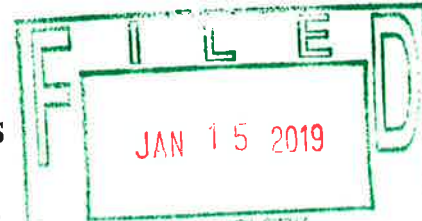
TOWN of GREENBURGH

Zoning Board of Appeals

177 HILLSIDE AVENUE, GREENBURGH, NY 10607

Telephone: 914-989-1531

MEETING RESULTS January 10, 2019



The Hearing of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on January 10, 2019, in the Greenburgh Town Hall, 177 Hillside Avenue, White Plains, New York. Acting Chairperson Harrison called the meeting to order at 8:00 P.M.

Members Present: Acting Chairperson Kristi Knecht, William Bland (alternate), Rohan Harrison, Daniel Martin

Absent: Eve Bunting-Smith, Louis Crichlow, Bill Losapio

Staff: Ed Lieberman Esq., Deputy Town Attorney
Carole Walker, Secretary to the Zoning Board of Appeals
Anthony Zacaroli, Deputy Building Inspector

1. **Case No. 18-28** – **Scott Sawin**, for property at 156 Caterson Terrace, (P.O. Hartsdale, N.Y.). Applicant is requesting area variances from Section 285-15(B)(5)(b) of the Zoning Ordinance to reduce the side yard from an accessory structure from 10 ft. (required), 4.1 (existing) to 4.1 (proposed); from Section 281-15(B)(5)(c) to reduce the rear yard from an accessory structure from 10 ft. (required), 3.9 ft. (existing) to 3.9 (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to construct a two car garage. The property is located in an R-7.5 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.260-204-11

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: MR. BLAND: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE, MR. MARTIN: AYE

2. **Case No. 18-31** - **White Plains Shopping Center, LLC**, for property at 53 Tarrytown Road, (PO White Plains, NY). Applicant is requesting a Special Permit pursuant to Section 285-28(A)(2)(f), of the Zoning Ordinance, in order to allow a fully-enclosed restaurant. The property is located in a DS-Designed Shopping District and is designated on the Town Tax Map as Parcel ID: 8.80-42-8.

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE SPECIAL PERMIT. VOTING WAS AS FOLLOWS: MS. BUNTING-SMITH: AYE, MR. CRICHLOW: AYE, MR. DOYLE: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE, MR. MARTIN: AYE

3. **Case No. 18-33** – **Marco Persichillo Trust**, for property located at 70 Abbeville Lane, (PO White Plains, NY). Applicant is requesting an area variance from Section 285-10(3)(J) of the Zoning Ordinance to increase the number of vehicle spaces from 3 (permitted) to 8 (proposed), in order to enlarge the garage on the property. The property is located in an R-7.5 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.470-288-11.

ZBA CASE NO. 18-37 HAS BEEN ADJOURNED TO FEBRUARY 7, 2019

4. **Case No. 18-35** – **Veterinary Emergency Group**, for property located at 201 Tarrytown Road, PO White Plains, NY). Applicant is requesting a special permit pursuant to Section 258-28(A)(2) of the Zoning Ordinance to operate an animal hospital; from Section 285-28(B)(4)(b) to increase the maximum impervious surface 80 % (permitted), 82 % (existing) to 83 % (proposed); from Section 240-3(C)(9) of the Sign & Illumination Law to increase the number of wall signs from one (1) (permitted) on the front of the building to two (2) (proposed); and from Section 240-3(D)(7)(b) to increase the maximum size of a yard sign from 20 sq. ft. (permitted) to 50 sq. ft. (proposed). The property is located in the DS-Designed Shopping District and is designated on the Town Tax Map as Parcel ID: 8.20-18-3.

THE ZONING BOARD OF APPEALS VOTED TO REOPEN THE CASE. VOTING WAS AS FOLLOWS: MR. BLAND: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE, MR. MARTIN: AYE.

ZBA CASE NO. 18-35 HAS BEEN ADJOURNED TO FEBRUARY 7, 2019

5. **Case No. 18-37** – **Isabel Sierra**, for property located at 16 Leather Stocking Lane, (PO White Plains, NY). Applicant is requesting area variances from Section 285-14(B)(4)(b) of the Zoning Ordinance to reduce one (1) side yard from 12 ft. (required) to 8.7 ft. (proposed); and from Section 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance, in order to construct an addition. The property is located in an R-10 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 7.340-167-25

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: MR. BLAND: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE, MR. MARTIN: AYE

6. **Case No. 18-22** - **Brendon & Aileen Riordan**, for property located at 211 Woodlands Avenue, (P.O. White Plains, N.Y. Applicant is requesting area variances from Section 285-12(B)(5)(b) of the Zoning Ordinance to reduce the distance from an accessory structure to the side lot line from 16 ft. (required) to 4.97 ft. (proposed); from Section 185-40(B)(4) to increase the height of an accessory structure from 12 ft. (permitted) to 19.75 ft. (proposed); and from Section 285-10(3)(J) to increase the number of vehicle spaces from 7 (permitted) to 8 (proposed), in order to construct a new garage. The property is located in an R-20 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.110-61-49.

ZBA CASE NO. 18-22 HAS BEEN ADJOURNED TO FEBRUARY 7, 2019

7. **Case No. 18-36** – **Awaken Church of the Christian & Missionary Alliance**, for property located at 2 Lawrence Street (PO Ardsley, NY). Applicant is requesting a special permit pursuant to Section 285-33(2)(b) of the Zoning Ordinance to establish a church. The property is located in a GI-General Industrial District and is designated on the Town Tax Map as Parcel ID: 8.370-267-3

ZBA CASE NO. 18-22 HAS BEEN CLOSED FOR DECISION ONLY TO FEBRUARY 7, 2019

8. **Case No. 18-38** - **Virginia Baker**, for property located at 72 Hawthorne Way (PO Hartsdale, NY). Applicant is requesting area variances from Section 285-12(B)(4)(b) of the Zoning Ordinance to reduce one (1) side yard from 20 ft. (required) to 13.3 ft. (proposed); from Section 285-12(B)(4)(c) to reduce a total of two (2) side yards from 45 ft. (required) to 33.3 ft. (proposed); and from Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to legalize a new roof. The property is located in an R-30 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.280-214-41.

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: MR. BLAND: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE, MR. MARTIN: AYE

9. **Case No. 18-39** – **Jesus Cachaya**, for property located at 51 Rosemont Blvd., (PO White Plains, NY). Applicant is requesting area variances from Section 285-39(2)(a) of the Zoning Ordinance to increase the maximum Floor Area Ratio (F.A.R.) from 2,353 sq. ft. to 2,612 sq. ft. (proposed); from Section 285-16(B)(4)(b) to reduce a side yard from 8 ft. (required), 3.6 ft. (existing) to 3.6 ft. (proposed); and Section 285-42(C)(1) to enlarge a nonconforming structure so as to increase such nonconformance, in order to build an addition. The property is located in a UR-Urban Renewal District and is designated on the Town Tax Map as Parcel ID: 7.420-244-12.

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: MR. BLAND: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE, MR. MARTIN: AYE

Respectfully Submitted,



CAROLE WALKER

Secretary to the Zoning Board of Appeal