



TOWN of GREENBURGH

Zoning Board of Appeals

177 HILLSIDE AVENUE, GREENBURGH, NY 10607

Telephone: 914-989-1531

JAN 21 2020

MEETING RESULTS JANUARY 16, 2020

The Hearing of the Zoning Board of Appeals (ZBA) of the Town of Greenburgh was held on January 16, 2020, in the Greenburgh Town Hall, 177 Hillside Avenue, White Plains, New York. Acting Chairperson Bunting-Smith called the meeting to order at 8:00 P.M.

Members Present: Acting Chairperson Eve Bunting-Smith, William Bland, Barbara Brenner (alternate), Louis Crichlow, Rohan Harrison, Kristi Knecht

Absent: Bill Losapio, Daniel Martin

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

1. **ZBA Case No. 19-21 – Michael Teverbaugh**, for property located at Van Cott Avenue (P.O. White Plains, NY). Applicant is applying for variances from Section 285-39(C)(9)(b) of the Zoning Ordinance to decrease required street frontage from 25 ft. (required) to 0 ft. (proposed) on each of the three (3) lots in connection with a proposed three (3) lot subdivision. The property is located in an R-10 One-Family Residence District and is designated on the Town Tax Map as Parcel IDs: 7.520-316-11, 12, 13, 14, & 15.

ZBA CASE NO. 19-21 HAS BEEN CLOSED FOR DECISION ONLY

2. **ZBA Case No. 19-29 - Jose Bejar**, for property located at 8 Lark Avenue (P.O. White Plains, NY). Applicant is applying for area variances from Section 285-40(C)(5) of the Zoning Ordinance to increase the maximum height of an arch wall in the south side yard from 6 ft. (permitted) to 11 ft. (proposed) and to increase the maximum height of an arch wall in the north side yard from 6 ft. (permitted) to 10.083 ft. (proposed) in order to legalize a combination of wall and fence. The property is located in an R-10 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.520-319-33.

THE ZONING BOARD OF APPEALS VOTED TO DENY THE REQUESTED VARIANCES. VOTING WAS AS FOLLOWS: MS. BUNTING-SMITH: AYE, MR. BLAND: AYE, MS. BRENNAN: AYE,

MR. CRICHLOW: NAY, MR. HARRISON: AYE, MS. KNECHT: NAY REVISED JAN, 29, 2020

3. **ZBA Case No. 19-34 – Clearbrook Cross, LLC**, for property located at 1-3-5 Westchester Pl. (P.O. Elmsford, N.Y.). Applicant is applying for area variances from Section 285-34(B)(4)(a) of the Zoning Ordinance to increase the maximum building height from 6 ft. (permitted) to 18.25 ft. (proposed); from Section 285-34(B)(3)(a)(5) to increase the maximum impervious surface from 70 % (permitted), 82.01 % (existing) to 82.09 % (proposed); from Section 285-34(B)(9)(f) to reduce the minimum rear yard setback from 100 ft. (required), to 10.58 ft. (proposed) and to reduce the minimum side yard setback from 100 ft. (required) to 17.31 ft. (proposed), in order to construct a new storage building. The property is located in a PD-Planned Development District and is designated on the Town Tax Map as Parcel ID: 7.120-19-8

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE REQUESTED VARIANCES AS CONDITIONED. VOTING WAS AS FOLLOWS: MS. BUNTING-SMITH: AYE, MR. BLAND: AYE, MS. BRENNAN: AYE, MR. CRICHLOW: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE,

4. **ZBA Case No. 19-37** – **Ivana Greenfield**, for property located at 36 Manitou Train, (P.O. White Plains, N.Y.). Applicant is applying for an area variance from Section 285-15(B)(5)(b) of the Zoning Ordinance to reduce the distance from a driveway to the side lot line from 10 ft. (required) to .6 ft. (proposed), in order to legalize the driveway. The property is located in an R-7.5 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 7.350-182-15

ZBA Case 19-37 is adjourned to February 13, 2020

5. **ZBA Case No. 19-38** – **Ralph Corvino**, for property located at 1164 Dobbs Ferry Road, (P.O. White, Plains, N.Y.). Applicant is applying for area variances from Section 285-14(B)(5)(b) of the Zoning Ordinance to reduce the distance from a driveway to the side lot line from 12 ft. (required) to 0 ft. (proposed); from Section 285-14(B)(5)(c) to reduce the distance from a driveway to the rear lot line from 12 ft. (required) to 0 ft. (proposed); from Section 285-14(B)(3)(d) to increase the maximum impervious surface from 37.25 % (permitted) to 45.66 % (proposed); and from Section 285-38(B) to increase the maximum driveway width from 30 ft. (permitted) to 52.40 ft. (proposed), in order to legalize a driveway. The property is located in an R-10 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.100-53-2.

ZBA Case 19-38 is adjourned to February 13, 2020

6. **ZBA Case No. 19-38** - **Pooja & Sachin Kohli**, for property located at 38 Sprain Valley Road, (P.O. Scarsdale, N.Y.). Applicant is applying for an variance from Section 285-36(G) of the Zoning Ordinance in order to install an in-ground pool in the side yard, where only the rear yard is permit. The property is located in an R-20 One-Family Residence District and is designated on the Town Tax Map as Parcel ID: 8.520-356-29.

THE ZONING BOARD OF APPEALS VOTED TO GRANT THE REQUESTED VARIANCE . VOTING WAS AS FOLLOWS: MS. BUNTING-SMITH: AYE, MR. BLAND: AYE, MS. BRENNAN: AYE, MR. CRICHLAW: AYE, MR. HARRISON: AYE, MS. KNECHT: AYE

Respectfully Submitted,


CAROLE WALKER

Secretary to the Zoning Board of Appeal