



**TOWN of GREENBURGH**  
**Zoning Board of Appeals**  
**Greenburgh Town Hall**  
177 HILLSIDE AVENUE, GREENBURGH, NY 10607  
Telephone: 914-989-1531  
**PRELIMINARY AGENDA**  
**THURSDAY, DECEMBER 14, 2017 – 8:00 P.M.**

Eve Bunting-Smith,  
Acting Chairperson

1. **CASE NO. 17-26** – *LILODMILA LAZAREVA, for property at 115 Mendham Avenue, (PO Hastings-on-Hudson, NY).* Applicant is requesting area variances from Section 285-15(B)(4)(d) of the Zoning Ordinance to reduce the rear yard from the principal structure from 26 ft. (required), to 1.3 ft. (proposed) and to reduce the rear yard for the deck from 26 ft. (required) to 4.50 ft. (proposed); and from Section 285-15(B)(4)(b) to reduce the side yard for the deck from 10 ft. (required) to 6.4 ft. (proposed); and from Section 285-42(C)(1) to increase a nonconforming structure so as to increase such nonconformance, in order to legalize a sunroom and an existing deck. The property is located in an R-7.5 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.550-381-1
2. **CASE NO. 17-28** – *609 SAW MILL RIVER REALTY LLC, for property at 607 Saw Mill River Road (PO Elmsford, N.Y.), (Project LOT A).* Applicant is requesting variances from Section 285-40(B)(4) of the Zoning Ordinance to increase the height of two (2) canopies from 12 ft. (permitted) to 18.25 ft. (proposed) for canopy “A” and 18 ft. for canopy “B”; from Section 285-36(J) to allow two (2) canopies in the front yard (proposed) instead of the rear yard (required); from Section 285-32(B)(5)(c) to reduce the rear yard setback for canopy “A” from 25 ft. (required) to 18 ft. (proposed); from Section 285-32(B)(5)(a) to reduce the distance from off-street parking to the principal building from 25 ft. (required) to 5.7 ft. (proposed); from Section 285-32(B)(5)(c) to reduce the distance from off-street parking to the side lot line (north side) from 25 ft. (required) to 2.5 ft. (proposed); and from Section 285-32(B)(5)(c) to reduce the distance from off-street parking to the rear lot line (south side) from 25 ft. (required) to 12.6 ft. (proposed), in order to construct two (2) canopies at a gas station. The property is located in an LI-Light Industrial District and is designated on the Town Tax Map as Parcel ID: 7.060-3-7 and part of 7.060-3-8.
3. **CASE NO. 17-29** – *609 SAW MILL RIVER REALTY LLC, for property at 607 Saw Mill River Road (PO Elmsford, N.Y.), (project LOT B).* Applicant is requesting area variances from Section 285-32(B)(3)(a) increase the maximum principal building coverage from 15 % (permitted) to 29.1 % (proposed); from 285-32(B) to permit off-street parking in the front yard; and from Section 285-32(B)(5)(b) to reduce the distance from off-street parking to the south side lot line from 25 ft. (required) to 18.3 ft. (proposed), in order to construct a self-storage facility. The property is located in an LI-Light Industrial District and is designated on the Town Tax Map as Parcel ID: 7.060-3-9 and part of 7.060-3-8

**NEW CASES**

4. **CASE NO. 17-32** – *MARIA ORELLANA & TOMAS TINEO, for property at 5 Harrison Place, (PO White Plains, NY).* Applicant is requesting an area variance from Section 285-15(B)(5)(c) of the Zoning Ordinance to reduce the rear yard setback from a parking area from 10 ft. (required) to 5.2 ft. (proposed), in order to legalize a second driveway. The property is located in an R-7.5 One-Family Residential District and is designated on the Town Tax Map as Parcel Lot ID: 7.350-171-6.

5. **CASE NO. 17-34** – *ELJI NAKAMURA, for property at 2 Maple Avenue, (PO Hartsdale, NY)*. Applicant is requesting area variances for Lot 1 from Section 285-14(B)(5)(b) of the Zoning Ordinance to reduce the distance from an accessory structure to the side lot line from 12 ft. (required) to 5 ft. (proposed); from Section 285-14(B)(5)(c) to reduce the distance from an accessory structure to the rear lot line from 12 ft. (required) to 5.7 ft. (proposed); for Lot 2 from Section 285-14(B)(2) to reduce the lot width from 100 ft. (required) to 75 ft. (proposed); from Section 285-14 to reduce the distance from a pool to the side lot line from 15 ft. (required) to 12 ft. (proposed); from Section 285-5 to reduce the distance from a patio to the side lot line from 10 ft. (required) to 8.9 ft. (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. The property is located in an R-10 One-Family Residential District and is designated on the Town Tax Map as Parcel ID: 8.250-187-9.
6. **CASE NO. 17-35** – *HVA LLC, for property at 499 & 535 Old Tarrytown Road (PO White Plains, NY)*. Applicant is requesting area variances from Section 285-32(B)(3)b) of the Zoning Ordinance to increase the maximum coverage of an accessory structure from 5 % (permitted) to 6 % (proposed); from Section 285-32(B)(3)c) to reduce the maximum coverage of all buildings from 20 % (permitted) to 41 % (proposed); from Section 281-32(B)(5)(b) to reduce the distance from the side lot line to an accessory structure from 25 ft. (required) to 2 ft. (proposed); from Section 285-32(B)(5)(c) to reduce the distance from the rear lot line to an accessory structure from 25 ft. (required) to 3 ft. (proposed); from Section 285-32(B)(5)(b) to reduce the distance from the off-street parking area to the rear lot line from 25 ft. (required) to 3 ft. (proposed); and from Section 285-32(A)(3)(2) to increase the maximum height of an accessory storage building from 6 ft. (permitted) to 22 ft. (proposed), in order to install accessory structure vehicle parking lifts. The property is located in an LI-Light Industrial District and is designated on the Town Tax Map as Parcel ID: 7.410-221-14 & 7.410-221-15.