

March 18, 2004

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

March 23, 2004

TENTATIVE AGENDA

Council Chambers – 7:00 pm

PLEASE NOTE THE SPECIAL TIME OF THIS MEETING!

1. Continued Hearing
Preliminary and Final Site Plan, Use and Bulk Variances
Block: 107; Lots: 14 & 16
310 Eisenhower Parkway
Application No. 2002-43-PFSPV
Stephen W. Schwartz R-4 Zone

The applicant proposes to construct a 14,353 sq.ft. two-story office building with 50 parking spaces. Violations of Section 16-92(a) - Not a permitted use and Section 16-92(c)(4) - Minimum REAR yard setback (35' required; 15' proposed; 20' variance requested).

2. Continued Hearing
Variance
Block: 2804; Lot: 3
15 Browning Drive
Application No. 2003-98-V
Boris Levshiteyn R-3 Zone

The applicant proposes to maintain an existing shed and to construct an 11'X 32'7" attached garage and a 13'7" X 28'3" second floor addition onto a single-family residence on a corner lot. Violation of Section 16-91(c)2 - Minimum front yard setback (50' required; 43'4" proposed; 6'8" variance requested) and Section 16-84(l) - Minimum side street setback (40' required; 32' proposed; 8' variance requested).

3. Continued Hearing
Variance
Block: 4304; Lot: 3
61 Irving Avenue
Application No. 2003-101-V
William & Diane Egner R-4 Zone

The applicants propose to maintain an existing shed and to construct a 14' X 14.5' second-floor addition onto an existing single-family residence on a corner lot. Violations of Section 16-92(c)2 -

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Minimum front yard setback (40' required; 25' proposed; 15' variance requested) and Section 16-84(l) – Minimum side street setback (20' required; 12.55' proposed; 7.45' variance requested)..

4. Use Variance

Block: 6002; Lot: 1

112 Eisenhower Parkway

Application No. 2003-91-V

D-S Zone

New York SMSA Limited Partnership d/b/a Verizon Wireless

The applicant proposes to install wireless communications antennae and equipment on an existing shopping center. Violation of Section 16-85(1)(3)(ii)(b) – Maximum Antenna Height (15' above roof height or 50' permitted; 56' proposed).

5. Use Variance

Block: 1700; Lot: 1

North Livingston Avenue

Application No. 2004-6-V

R-4 Zone

Nextel of New York d/b/a Nextel Communications

The applicant proposes to install wireless communications antennae on an existing electric transmission tower. Violations of Section 16-85(3)(a) – Not a permitted use; Section 16-85(3)(a)(iii) – Minimum antenna setback to property line; Section 16-85(3)(a)(iv) – Minimum antenna setback to residential zone; and Section 16-85(3)(a)(i) – Maximum antenna height.

6. Use Variance

Block: 4500; Lot: 56

190 West Northfield Road

Application No. 2004-5-V

R-4 Zone

Omnipoint Communications, Inc.

The applicant proposes to install wireless communications antennae in a new steeple of an existing house of worship. Violation of Section 16-85(3)(a) – Not a permitted use.

7. Use Variance

Block: 3100; Lot: 58

301 South Livingston Avenue

Application No. 2004-21-V

P-B Zone

Omnipoint Communications, Inc.

The applicant proposes to install wireless communications antennae on the roof of an existing office building. Violation of Section 16-85(3)(a)(iv) – Minimum antenna setback to residential zone and Section 16-85(3)(a)(i) – Maximum antenna height.

Joseph J. Roberts, P.P.
Clerk, Zoning Board of Adjustment