



ZONING BOARD OF APPEALS

Monday, April 10, 2023

7:30 P.M.

For those members of the public interested in viewing and/or participating in the meeting remotely, visit <https://www.briarcliffmanor.gov/zoning-board-appeals/events/33766>

1. **V-3-2022** - **235 Elm Road - Yeshivath Viznitz Dkhal Torath Chaim**

An application for a Special Permit is denied due to nonconformity with Section 220-6J(a) which states that “the lot area shall be not less than five acres and shall have primary access from, and frontage of no less than 200 feet along, a state, county, arterial or collector road, as defined by the NYS Department of Transportation”. The Premises has a lot area of 1,618,749 s/f (37.16 acres) that meets a portion of this requirement, however Elm Road is classified by the New York State Department of Transportation (“NYS DOT”) as a local road and not a state, county or collector road.

2. **V-2-2023** - **22 Rosemont Lane - Taxin**

An application to construct an addition and a new deck at an existing single-family dwelling was denied due to nonconformity with Column 9A, Minimum Yard Dimensions in feet from Lot Lines to Principal Building, One Side Yard of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 30 feet is required and 15 feet is proposed, Column 10A, Minimum Yard Dimensions in feet from Lot Lines to Principal Building, Two Side Yards Combined of Schedule 220 Attachment 2 of the Code of the Village of Briarcliff Manor whereby 60 feet is required and 44.1 feet is proposed, Column 11A, Rear Yard Minimum Yard Dimensions of Schedule 220 Attachment 2 whereby 45 feet is required and 41 feet is proposed and Footnote 3B, Maximum Gross Floor Area of the Code of the Village of Briarcliff Manor whereby the maximum GFA for a 38,355 square foot lot is 5,285 square feet and 7,011 square feet is proposed.

Next Meeting: The next Zoning Board of Appeals meeting is scheduled for June 5, 2023.