

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
January 25, 2018
6:30 p.m.**

NEW BUSINESS

AHEARN **#1/18**

**Property Address: 2103 Laurel Ct.
Section 37.10, Block 1, Lot 9**

This is a special use permit application for an accessory dwelling.

PROVE **#2/18**

**Property Address: Allen Ave.
Section 37.18, Block 2, Lot 31**

This application is to allow a building lot with an area of 10,000 s.f. where a minimum of 20,000 s.f. is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is in a R1-10 zone.

CURANOVIC **#3/18**

**Property Address: 3309 Barkley Ln.
Section 16.16, Block 2, Lot 12**

This is an application for an addition with a front yard setback of 27.8' where a minimum of 40' is required, a side yard setback of 12.3' where a minimum of 15' is required and a combined side yard setback of 31.3' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

HARWOOD PLACE LLC **4/18**

**Property Address: 200 Harwood Place
Section 37.19, Block 1, Lot 69**

The petitioner is seeking the following variances to allow a six family dwelling in a R-3 zone:

The lot has an area of 17,670 square feet whereas 21,780 is required (3.630 sq. ft. per unit) per 300-21 and Appendix A of the Town of Yorktown Zoning Code.

The Building has a front yard setback of 40.3' whereas 50' are required, a side yard of 32.4' whereas 50' are required, a side yard setback of 31.1' whereas 50' are required, a combined side yard setback of 63.5' whereas 100' are required and a rear yard setback of 18.3' where as 50' are required per 300-13G, 300-21 and Appendix A of the Town of Yorktown Zoning Code.

The site has 8 parking spaces whereas 9 are required per 300-21, 300-26A and Appendix A of the Town of Yorktown Zoning Code.

The site does not have an off-street loading space whereas 1 is required per 300-21 and 300-27 of the Town of Yorktown Zoning Code.

The site has a F.A.R. of .31 whereas the maximum permitted is .23 per 300-21 and Appendix A of the Town of Yorktown Zoning Code.

ADJOURNED

BONFIGLIO

#53/17

Property Address: 1233 Baldwin Rd.

Section 47.16, Block 1, Lot 12

This is an application for a proposed accessory structure (ground solar panels) with a side yard setback of 10' where a minimum of 30 is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-80 zone.

DINEEN, KATHLEEN

#48/16

Property Address: 2090 Crompond Rd.

Section 37.14, Block 2, Lot 8

This is an application to modify an existing special use permit for a day care facility per 300-53 of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

DINEEN, KATHLEEN

#49/16

Property Address: 2090 Crompond Rd.

Section 37.14, Block 2, Lot 8

This is an application for a variance to allow an addition to a daycare facility to have a building coverage of 10057.5 sq. ft. where 7404 sq. ft. is the maximum allowed per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, January 25, 2018 at 6:30 P.M. or as soon thereafter as is practicable in the Town Board Room, Town Hall, 363 Underhill Avenue, Yorktown Heights, New York as follows:

RODRIGUEZ, FRANK

#41/17

Property Address: 423 Bonnie Ct.

Section 17.13, Block 2, Lot 22

This is an application to allow an existing fence in the side yard with a height of 5.5' where a maximum of 4.5' is permitted as per 300-13(f). The applicant also proposes an a.c. unit with a combined side yard setback of 35' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town Zoning code. This property is located in a R1-20 zone.

OLMEDO & CANAL

#56/17

Property Address: 1401 Christine Rd.

Section 16.17, Block 1, Lot 50

This is an application for a proposed deck with a front yard setback of 32' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

THE GODDARD SCHOOL

#60/17

Property Address: 62 Triangle Center

Section 37.14, Block 2, Lot 40

This is an application to renew as special permit required under section 300-53 of the Town Zoning Code to operate a day care facility. This property is located in a C-1 zone.

SUKUMAR ALAMPUR

#61/17

Property Address: 804 Syska Rd.

Section 70.13, Block 1, Lot 26

This is an application for a special use permit to allow a professional office in a residence. This special permit is required as per section 300-76 of the Town Zoning Code. This property is located in a R1-80 zone.

SAMI MUMINOFF

#62/17

Property Address: 1896 Maple Hill St.

Section 37.19, Block 2, Lot 1

This is an application for a proposed 2nd floor addition with a front yard setback of 24.6' where a minimum of 30' is required, a side yard setback of 9.9' where a minimum of 30' is required, a side yard setback of 4.2' where a minimum of 12' is required and a combined side yard setback of 14.1' where a minimum of 24' is required. These are required under sections 300-13(G), 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

WEST. SEVENTH DAY ADVENTIST CHURCH

#63/17

Property Address: 1243 White Hill Rd.

Section 36.15, Block 1, Lot 20

This is an application to allow 2 free standing signs where only 1 is permitted and a church sign with an area of 15 s.f. where a maximum of 6 s.f. is allowed as per section 300-54(c) and Appendix C of the Town Zoning Code. This property is located in a R1-40 zone.

IDG BUILDERS

#64/17

Property Address: 1455 Hiawatha Rd.

Section 15.12, Block 2, Lot 19

This is an application to allow a single family dwelling on a lot size of 14,000 s.f. where a minimum of 20,000 s.f. is allowed as per section 300-21 and Appendix A of the Town Zoning Code.