

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

February 22, 2018

6:30 p.m.

NEW BUSINESS

PITURRO & SACCAVINO

#5/18

Property Address: 2959 Sherman Court

Section 25.12, Block 1, Lot 4

This is an application for a renewal for a special use permit for an accessory apartment.

HALLOCK

#6/18

Property Address: 2465 Trelawn Street

Section 27.19, Block 1, Lot 3

This is an application for a new portico with a front yard setback of 50.1' and an addition with a front yard setback of 53' where both require a minimum of 75' as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-80 zone.

RHOADES

#7/18

Property Address: 2772 Windmill Dr.

Section 27.10, Block 3, Lot 36

This is an application to allow a pool deck with a side yard setback of 8' 10.5" where a minimum of 10' is required. The applicant also seeks a variance for a rear yard shed with side yard setbacks of 8' 5.5" and 4' 2" where a minimum of 10' is required. These setbacks are required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

CELESTRIAL HOLDINGS

#8/17

Property Address: 822-824 Pines Bridge Rd.

Section 70.17, Block 1, Lot 5

This is an application for a special use permit for the keeping of fowl as per 300-81.3 of the Town Zoning Code. This property is located in a R1-80 zone.

BARTOLEMEI

#9/18

Property Address: 1630 Croton Lake Rd.**Section 58.9, Block 1, Lot 19**

This application for a special use permit for an accessory dwelling that is located in a R1-80 zone and seeks multiple variances:

- The building that houses the accessory dwelling will have a rear yard setback of 50.7' where a minimum of 75' is required as per 300-38(B)(1) and Appendix A of the Town Zoning Code.
- The accessory dwelling will be located in a single story building whereas it must be located on a 2nd story as per 300-38(B)(1) of the Town Zoning Code.
- The accessory dwelling will displace the original use (pool house) which is not permitted as per 300-38(B)(1) of the Town Zoning Code.
- The accessory dwelling will have a floor area of 1290 s.f. which exceeds the maximum of 800 s/f/ as per 300-38(B)(5) of the Town Zoning Code.

SERAFIN

#10/18

Property Address: 415 Spring Drive**Section 48.18, Block 2, Lot 41**

This is an application for a proposed front yard addition (porch), with a front yard setback of 48.67' where a minimum of 50' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40 zone.

GOC

#11/18

Property Address: 1169 East Main St.**Section 16.10, Block 1, Lot 37**

This is an application to convert a single family dwelling to a 2 family dwelling with one apartment having a usable floor area of 524 s.f. where a minimum of 650 s.f. is required. The lot area is 5227 s.f. where a minimum of 20,000 s.f. is required with 900 s.f. of open space where a minimum of 2,000 s.f. is required. These are per section 300-68(A), 300-68(B) and 300 (D)(1) of the Town Zoning code. This property is located in a R1-10 zone.

ADJOURNED**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, February 22, 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:

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.