

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
December 13, 2018
6:30 p.m.**

NEW BUSINESS

CANTONE, ANN **#54/18**

Property Address: 1818 Amazon Rd.

Section 25.11, Block 1, Lot 5

This is an application for a special use permit for a renewal accessory apartment. This property is located in a R1-20 Zoning District.

LENSETH, ROBERT & HEATHER **#55/18**

Property Address: 1145 Baldwin Rd.

Section 47.19, Block 1, Lot 12

This is an application for a special use permit for a renewal accessory apartment. This property is located in a R1-80 Zoning District.

REYES, MICHAEL **#56/18**

Property Address: 2974 Sherman Court

Section 25.12, Block 1, Lot 9

This is an application for a special use permit for a renewal accessory apartment. This property is located in a R1-40 Zoning District.

ACME REALTY **#57/18**

Property Address: 2025 Crompond Rd.

Section 37.14, Block 1, Lot 46

This is an application for a directory sign having a letter size of 12 7/8" where a maximum of 6" is permitted as per Appendix D of the Town Zoning Code.

BROWNE, ROSS **#58/18**

Property Address: 255 Colonel Green Rd.

Section 59.07, Block 1, Lot 32

This is an application to allow an existing shed with a front yard setback of 7' where a minimum of 50' is required and a combined side yard setback of 37.9' where a minimum of 50' is required as per 300-21 and Appendix A of the Town Zoning Code.

ADJOURNED

APPLICATION WITHDRAWN 12/13/2018

WASHINGTON PRIME GROUP

#39/18

Property Address: 650 Lee Blvd.

Section 16.12, Block 1, Lot 24

This is an application to allow an existing lot of 38.76 acres to be subdivided into 2 lots, 30.05 acres and 8.42 acres with .29 acres within a town ROW, where a minimum lot size is 35 acres. They also seek a variance to permit a main building with a setback of 5' from a street where a minimum of 50' is required. Variances required are per sections 300-88(A) and 300-87 of the Town Zoning Code. This property is located in a CRC 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

#48/16

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, December 13, 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:

BEHAN

#49/18

Property Address: 1798 French Hill Rd.

Section 37.18, Block 1, Lot 7

This is an application for the renewal of an accessory apartment.

MUSHKOLAJ

#50/18

Property Address: 3551 Buckhorn St.

Section 16.10, Block 4, Lot 13

This is an application for a special use permit for an accessory apartment. The property is located in an R1-20 zoning district.

DRUSHEN

#51/18

Property Address: 379 Hallocks Mill Rd.

Section 37.10, Block 1, Lot 38

This is an application for the renewal of an accessory apartment.

BROSS

#52/18

Property Address: 3458 Spruce St.

Section 16.13, Block 2, Lot 22

This application is for a variance for a proposed addition with a front yard setback of 26' where 40' is required and a combined side yard setback of 34' where 40' is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code.

(Applicant notified by Joe Venitucci regarding correction to be noted on mailings)

KWIATKOWSKI

#53/18

Property Address: 1164 Hunterbrook Rd.

Section 58.5, Block 1, Lot 14

This is an application for a variance for a purposed addition with a combined side yard setback of 66.5' where 80' is required and a rear yard setback of 68' where 75' is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code.