

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS**

**June 28, 2018**

**6:30 p.m.**

**NEW BUSINESS**

**BOGA** #34/18

**Property Address: 3767 Briar Hill St.**

**Section 15.08, Block 2, Lot 3**

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

**SIORSIS** #35/18

**Property Address: 3191 Poplar St.**

**Section 17.8, Block 3, Lot 32**

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

**CONN** #36/18

**Property Address: 541 Croton Heights Rd.**

**Section 48.19, Block 1, Lot 7**

This is an application for a special use permit as per 300-81.3 for the keeping of fowl.

**FISHER** #37/18

**Property Address: 3791 Wood St.**

**Section 5.20, Block 1, Lot 34**

This is an application to legalize a rear addition with a rear yard setback of 13'11" 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 R1-10 zone.

**ANDERSON** #38/18

**Property Address: 1695 Croton Lake Rd.**

**Section 58.09, Block 1, Lot 20**

This is an application for a proposed single family dwelling with a rear yard setback of 54' where a minimum of 75' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-80 zone.

**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.

**MOHEGAN LAKE AUDI**

**#40/18**

**Property Address: 1791 & 1805 East Main St.**

**Section 15.16, Block 1, Lot 44 &45**

This is an application is to obtain variances as part of site plan approval for expansion of the existing facility. Variances required for an additional 22 cars to be stored on the site, and two locations where a 15' landscape buffer cannot be maintained as required per Section 300-71 of the Town Zoning Code. This property is located in a R1-40 zone.

**ADJOURNED**

**TERHUNE**

**#17/18**

**Property Address: 2422 Susan Ct.**

**Section 36.5, Block 2, Lot 32**

This is an application for a special use permit as per section 300-81.3 for the keeping of fowl.

**TERHUNE**

**#18/18**

**Property Address: 2422 Susan Ct.**

**Section 36.5, Block 2, Lot 32**

This is an application to allow the keeping of fowl on the lot with an area of 21,350 s.f. where a minimum of 40,000 s.f. is required as per section 300-81.3 of the Town Zoning Code. This property is located in a R1-20 zone.

**CELESTRIAL HOLDINGS**

**#8/18**

**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.

**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, June 28, 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:**

**SHORT, MARGARET** #27/18

**Property Address: 1300 Baldwin Rd.**

**Section 47.16, Block 1, Lot 2**

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

**NAKHLA, EMAD** #28/18

**Property Address: 2717 Quinlan St.**

**Section 27.13, Block 1, Lot 38**

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

**RUSSEL, JACK** #29/18

**Property Address: 173 Ramona Ct.**

**Section 27.10, Block 3, Lot 59**

This is an application for an addition with a front yard setback of 7' 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.

**DENGLER, ROSA** #30/18

**Property Address: 2737 Denby Dr.**

**Section 26.15, Block 2, Lot 21**

This is an application to allow multiple additions with a front yard setback of 39.08' where a minimum of 40' is required. A side yard setback of 9.3' where a minimum of 15' is required and a combined side yard setback of 34.3' where a 40' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

**SINDACO, MELANIE** #31/18

**Property Address: 322 Kear St.**

**Section 37.18, Block 2, Lot 51**

This is an application for a special use permit for a day care center for 14 children. This property is located in a C-2R zone.

**HOMELAND TOWERS, LLC**

**#33/18**

**Property Address: Dell Ave.**

**Section 70.15, Block 1, Lot 1**

This is an application for a special use permit for a wireless communication facility. This property is located in a RSP-1 zone.