

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS**

**May 24, 2018**

**6:30 p.m.**

**NEW BUSINESS**

**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.

**SHRUB OAK INTERNATIONAL SCHOOL**

**#32/18**

**Property Address: 3151 Stony St.**

**Section 26.05, Block 1, Lot 4 and 26.06-1-2**

This is an application to allow an eight foot high fence in the residential district where a maximum of 4.5' is permitted in the front and side yards and 6.5' is the maximum in the rear yard, as per section 300-13F of the Town Zoning Code. This property is located in a R1-160 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.

**ADJOURNED**

**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, May 24, 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:

### **CATALIOTI**

**#15/18**

**Property Address: 1543 Hanover St.  
Section 48.11, Block 3, Lot 20**

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

### **O'NEILL**

**#16/18**

**Property Address: 3719 Mill St.  
Section 16.05, Block 3, Lot 2**

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

### **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.

### **RYAN**

**#19/18**

**Property Address: 2827 Hedge St.  
Section 26.11, Block 1, Lot 67**

This is an application to allow an addition with a front yard setback of 29.42' 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.

### **HASAIN**

**#20/18**

**Property Address: 1440 Journeys End Rd.  
Section 69.06, Block 1, Lot 16**

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

**SCINTO**

**#21/18**

**Property Address: 3060 Radcliffe Dr.  
Section 27.05, Block 1, Lot 19**

This is an application to allow the keeping of fowl on a lot with an area of 36,537 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.

**SCINTO**

**#22/18**

**Property Address: 3060 Radcliffe Dr.  
Section 27.05, Block 1, Lot 19**

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

**OUR MONTESSORI SCHOOL**

**#23/18**

**Property Address: 2300 Crompond Rd.  
Section 37.09, Block 1, Lot 59**

This is an application for a special use permit to operate a day care facility. This property is located in a R1-20 zone.

**EDUARDO**

**#24/18**

**Property Address: 360 Barway Dr.  
Section 27.14, Block 3, Lot 15**

This is an application to allow an a.c. compressor with a side yard setback of 11.5' where a minimum of 15' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

**AT&T**

**#25/18**

**Property Address: 2651 Strang Blvd.  
Section 26.19, Block 1, Lot 2**

This is an application for a renewal of a special use permit for the wireless telecommunications facility.

**BOWEN**

**#26/18**

**Property Address: 1930 Glen Rock St.  
Section 37.18, Block 1, Lot 43**

This is an application to allow a structure with a combined side yard setback of 35.8' 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.

**CLOSED AND RESERVED**

**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.

**A & E FUNERAL SERVICES**

**#12/18**

**Property Address: 2118 Saw Mill River Rd.**

**Section 37.10, Block 1, Lot 1**

The proposed apartment will be located in a separate dwelling whereas two families in an R-2 zone are required to be located in a single dwelling per 300-21(c)(2)(a)(2) of the Town of Yorktown Zoning Code.

The following variances are required:

- The proposed dwelling will be located in a separate building from the existing one family dwelling whereas two family dwellings in a R-2 zone are required to be located in one building per 300-21(c)(2)(a)(2) of the Town of Yorktown Zoning Code.
- The proposed second dwelling will create two main buildings on a single lot whereas not more than one main building on one lot is permitted per 300-11(B) of the Town of Yorktown Zoning Code.
- The proposed second dwelling will be located in the rear yard of the existing dwelling whereas no yard or other open space provided about any building shall be included as any part of the yard or open space for any other building per 300-11(C) of the Town of Yorktown Zoning Code.
- The proposed dwelling will not have a front yard whereas a minimum front yard of 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code.
- The proposed dwelling will have a rear yard setback of 8.6' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code.