

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

NEW BUSINESS

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 3.5' where 40' is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code.

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.

ADJOURNED

BOGA

#34/18

Property Address: 3747 Briar Hill St.

Section 15.08, Block 2, Lot 3

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

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.

BRI-ANT

#41/18

Property Address: 1169 East Main St.

Section 16.10, Block 1, Lot 37

This is an application to allow a garage with a side yard setback of .83' where either 0' or 10' is required, a rear yard setback of .83' where a minimum of 30' is required and a side yard setback (abutting a residential district) of .83' where a minimum of 50' is required as per appendix B and the Town Zoning Code. This property is located in a C-2 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, October 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:

GONZALES

#42/18

Property Address: 2736 Windmill Dr.

Section 27.10, Block 3, Lot 41

This is an application to allow an existing addition/deck with a rear yard setback of 34.9 feet where 40 feet is required in an R1-20 zone as per section 300-21 and Appendix A of The Town Zoning Code.

COHN

#43/18

Property Address: 376 Illington Rd.

Section 69.08, Block 1, Lot 16

This is an application to allow an existing addition with a side yard setback of 26.17 feet where 30 feet is required in an R1-80 zone as per section 300-21 and Appendix A of the Town Zoning Code.

MITCHELL

#44/18

Property Address: 2578 Farsund Dr.

Section 27.15, Block 2, Lot 29

This is an application to allow an addition with a combined side yard setback of 25.56 feet where 40 feet is required in an R1-80 zone as per section 300-21 and Appendix A of the Town Zoning Code.

KEANE

#45/18

Property Address: 2877 Mead St.

Section 27.09, Block 1, Lot 60

This is an application to allow an existing pool and deck with a side yard setback of 8.75 feet where 10 feet is required in an R1-20 zone as per section 300-21 and Appendix A of the Town Zoning Code.

McCABE

#46/18

Property Address: 645 Birdsall Dr.

Section 59.14, Block 1, Lot 16

This is an application to allow a fence with a rail height of 6.5' and a post height of 6.9' where 4.5 feet and the post may be 1 foot higher in a side yard as per section 300-13 of the Town Zoning Code. This property is located in a R1-80 zone.

LEMBKE

#47/18

Property Address: 2093 Allan Ave.

Section 37.08, Block 1, Lot 67

This is an application to allow an addition with a rear yard setback of 22.7 where 30 feet is required in an R1-10 zone as per section 30-21 and Appendix A of the Town Zoning Code.

NELSON

#48/18

Property Address: 2972 Ferncrest Dr.

Section 26.08, Block 2, Lot 51

This is an application to allow an addition with a combined side yard setback of 14.16 feet where 15 feet is required in an R1-20 zone as per section 300-21 and Appendix A of the Town Zoning code.