

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
April 25, 2019
6:30 p.m.**

NEW BUSINESS

3717 CROMPOND ROAD LLC **#10/19**

**Property Address: 3717 Crompond Rd.
c/o Law Office of Grace & Grace
Section 35.08, Block 1, Lot 13**

Application for an Interpretation of the Yorktown Zoning code as to whether an active main use is required to allow for the use of an approved parking lot (site plan) to be used for parking of vehicles and/or in the alternative for a variance to allow for the accessory use of the subject property for purposes of parking without an active main use.

McMORROW **#12/19**

**Property Address: 2880 Boston Ct.
Section 26.12, Block 1, Lot 45**

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

BIEBEL **#13/19**

**Property Address: 1331 Echo Hill Path
Section 16.1, Block 2, Lot 1.7**

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

VIDA **#14/19**

**Property Address: 2958 Lexington Ave.
Section 25.16, Block 1, Lot 2**

This is an application for a renewal of a special use permit for an accessory apartment. The old one is expired.

COSTANZO **#15/19**

**Property Address: 305 Cordial Rd.
Section 17.14, Block 1, Lot 8**

This is an application to construct an addition with a combined side yard setback of 37.65' 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 an R1-20 zone.

SPIRELLI 3545 LLC

#16/19

Property Address: 3545 Buckhorn St.

Two-lot subdivision

Section 16.10, Block 4, Lot 10

Application for a definitive interpretation by the Zoning Board as whether the condition by the Planning Board, within the previous decision, which states that no further subdivision is allowed is binding and should have any bearing on the application before them.

ADJOURNED

LENSETH, ROBERT

#9/19

Property Address: 1145 Baldwin Rd.

Section 47.19, Block 1, Lot 12

The proposed barn has a front yard setback of 15' and a side yard setback of 10.4' where 75' and 30' respectfully is required. The applicant is requesting an interpretation of what constitutes a rear yard on a corner lot as per section 300-13(G) and Appendix A of the Yorktown Zoning Code.

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, April 25, 2019 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:

SANDOVAL, CARLOS

#3/19

Property Address: 2380 Crompond Rd.

Section 37.09, Block 1, Lot 33

This is an application for a special use permit to park a commercial vehicle on residential property. This special permit is required as per 300-62 of the Town Zoning Code.

SILVERMAN

#11/19

Property Address: 1360 White Hill Rd.

Section 36.10, Block 1, Lot 80

This is an application for the keeping of fowl special use permit as per section 300-81.3 of the Town Zoning Code. This property is located in a R1-40 zone.