

**MINUTES OF THE YORKTOWN ZONING BOARD OF APPEALS
JUNE 27TH, 2019**

The regular monthly meeting was held at the Zoning Board of Appeals, Town of Yorktown, at the Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York on Thursday, June 27th, 2019. The meeting began at 6:30 p.m.

The following members of the board were present:

Gregg Bucci
Robert Fahey
Gordon Fine
John Meisterich

Also present is the Building Inspector, John Landi. The meeting was aired on Channel 20 Cablevision and Channel 33 Verizon Fios.

It was announced that the next public hearing would be held July 25th, 2019, site visits are scheduled for July 20th, 2019. Mailings are to be sent from July 1st to July 10th, 2019.

NEW BUSINESS

ANTINI #20/19 This is a special permit use application for the renewal of an accessory apartment.
Property Address:
2222 Crompond Rd.
Section 37.09, Block 1, Lot 68

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, this item will be handled administratively and referred to the Building Inspector.

BELLISSIMO #21/19 This is an application for a renewal of a special use permit for a day car. Required under section 300-53 of the Town Zoning Code. This property is located in an I-1 zone.
Property Address:
2985 Navajo St.
Section 6.18, Block 1, Lot 29

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, this item was scheduled for a Site Visit on July 20th, 2019, a Public Hearing on July 25th, 2019, and referred to the Building Inspector.

FINELLI #22/19 This is an application for a proposed addition with a combined side yard setback of 38.6' 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.
Property Address:
731 Locksley Rd.
Section 26.20, Block 1, Lot 58

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, this item was scheduled for a Site Visit on July 20th, 2019, a Public Hearing on July 25th, 2019, and referred to the Building Inspector.

FRATOLILL #23/19 This is an application for a garage addition with a side yard setback of 28.6' where a minimum of 30' is required and a combined side yard setback of 70.9' where a minimum of 80' is required as per section 300-21 and appendix A of the Town zoning code. Property is located in a R1-80 zone.
Property Address:
2352 Blue Spruce
Section 37.07, Block 1, Lot 21

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, this item was scheduled for a Site Visit on July 20th, 2019, a Public Hearing on July 25th, 2019, and referred to the Building Inspector.

**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 a Special Use permit to allow 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.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine and Meisterich, this item was scheduled for a Site Visit on July 20th, 2019, a Public Hearing on July 25th, 2019, and referred to the Building Inspector, Planning Department and County Planning.

CONTINUED PUBLIC HEARINGS

**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.

Applicant before the Planning Board.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, this item is adjourned. Legal department to send a letter to Applicant requesting status.

**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.

Applicant before the Planning Board.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, this item is adjourned. Legal department to send a letter to Applicant requesting status.

NEW PUBLIC HEARING

**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.

Mailings and sign certification in order.

Memo from the Assistant Building Inspector dated, May 17, 2019 states: The subject premises were inspected on May 16, 2019, and no changes have been made to the apartment since the previous approval. The use will continue to be in substantial compliance with applicable building and zoning

regulations.

The applicant should be advised that a new Certificate of Occupancy must be issued for continued use of the accessory dwelling.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, the application for renewal of a special use permit was granted for a period of three (3) years.

MENDOZA #17/19 This is an application for a renewal of a special use permit for an accessory apartment.
Property Address:
1824 Hanover St.
Section 37.19, Block 3, Lot 32
Not open. Incorrect mailings.

CHANG # 18/19 This is an application for a renewal of a special use permit for an accessory apartment.
Property Address:
1480 Inspiration Rd.
Section 16.17, Block 4, Lot 15
Mailings and sign certification in order.

Memo from the Assistant Building Inspector dated, June 21, 2019 states: The subject premises were inspected on June 21, 2019, and no changes have been made to the apartment since the previous approval. The use will continue to be in substantial compliance with applicable building and zoning regulations.

The applicant should be advised that a new Certificate of Occupancy must be issued for continued use of the accessory dwelling.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, the application for renewal of a special use permit was granted for a period of three (3) years

RAHMAN #19/19 This is an application for the construction of a garage, with a side yard setback of 26' where a minimum of 40' is required as per 300-13(g) and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.
Property Address:
3725 Barger St.
Section 16.07, Block 1, Lot 8

Mailings and sign certification in order.

Tasneen Rahman appeared before the Board. They are demolishing the current garage and put up a new garage.

Memo from the Assistant Building Inspector dated, June 21, 2019 cited no objections. The applicant will need a building permit for this work.

The Board discussed the application and applied the statutory factors.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Bucci, Fahey, Fine, and Meisterich, the application for a variance was granted for the construction of a garage, with a side yard setback of 26' where a minimum of 40' is required as per 300-13(g) and Appendix A of the Town Zoning Code, with the stipulation it pertains only to the requested variance and not the remainder of the property line, and the garage be built in substantial conformity with the plans submitted.

Recording Secretary, Glenda Daly
Meeting adjourned at 7:19pm
Happy Zoning!