

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
December 17, 2020  
6:30 p.m.**

**ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:**  
<https://us02web.zoom.us/meeting/register/tZAtf-qvqDivGtZ5HKJrefs4dsQMoJEsdFex>

**NEW BUSINESS**

**FONZO**

**#37/20**

**Property Address: 1639 Horton Rd.  
Section 15.2, Block 1, Lot 8**

This is an application for a special use permit for an accessory apartment with 1700 s.f. where a maximum of 800 s.f. is allowed and having 3 bedrooms where a maximum of 2 is permitted. All per section 300-21 and 300-38(B)(5) and (6) of the Town zoning Code.

**FERNANDES**

**#42/20**

**Property Address: 2605 Flagg Pl.  
Section 26.20, Block 1, Lot 21**

This is an application to allow an addition with a side yard setback of 12.5' where a minimum of 15' is required, a combined side yard setback of 26.97' where a minimum of 40' is required and a front yard setback of 31.32' where a minimum of 40' is required as per 300-21 and Appendix A of the town Zoning Code. This property is located in a R1-20 zone

**EPSTEIN**

**#41/20**

**Property Address: 2923 Curry St.  
Section 27.06, Block 2, Lot 22**

This is an application to construct a roofed porch with a front yard setback of 23.07' where a minimum of 40' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is in a R1-20 zone

**FREDERICK**

**#40/20**

**Property Address: 2811 Hickory St.  
Section 27.09, Block 2, Lot 44**

This is an application for an addition with a rear yard setback of 28.67' where a minimum of 30' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

**MEDINA**

**#38/20**

**Property Address: 445 East Main St.  
Section 17.05, Block 1, Lot 3**

This is an application to allow a deck with a side yard setback of 4.59' where a minimum of 15 is required as per 300-241 of the Town Zoning Code. This property is in a CC zone.

**CLEARY**

**#39/20**

**Property Address: 3443 Lakeside Dr.**

**Section 15.16, Block 2, Lot 39**

This is an application to allow an existing deck with a rear yard setback of 1.64' where a minimum of 10 is required as per 300-21 and Appendix A of the Town Zoning Code. This property is in a R1-10 zone.

**JARA**

**#43/20**

**Property Address: 1745 Central St.**

**Section 48.07, Block 1, Lot 34**

This is an application to allow a retaining wall and fence in the rear yard with a height of 9' where a maximum of 6.5' is permitted as per 300-13(F).

**CARVALHO**

**#44/20**

**Property Address: 1681 Summit St.**

**Section 48.07, Block 2, Lot 9**

This is an application to subdivide a lot creating 2 lots under the required 10,000s.f. where a minimum of 20,000 s.f. is required. This property is located in a R1-10 zone.

**GRACE**

**#45/20**

**Property Address: 959 Hanover St.**

**Section 59.07, Block 1, Lot 4**

This is an application to allow a caretakers cottage as per 300-47 of the Town Code. This property is in a R1-80 zone.

**ADJOURNED**

**MAZZELLA**

**#20/20**

**Property Address: 2060 Allan Ave.**

**Section 37.18, Block 2, Lot 30**

This is an application 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 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

**FIORITO**

**#24/20**

**Property Address: 1625 Central Ave.**

**Section 48.07, Block 2, Lot 28**

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

**HAIGHT**

**#25/20**

**Property Address: 1228 E Main St.**

**Section 16.10, Block 2, Lot 76**

This is an application for the new owner applying for a special use permit for an accessory apartment with 906.5 s.f. where a maximum is 800 s.f. is allowed.

**CHRISTENSEN**

**#30/20**

**Property Address: 708 Garth Ct.**

**Section 26.12, Block 3, Lot 37**

This is an application to allow an existing 8x10 shed with a rear yard setback of 5’ where a minimum of 10’ is required as per 300-21 and Appendix A of the Town Zoning Code and to legalize an existing pergola (10x12) with a rear setback of 5’ where a minimum of 10’ is required as per 300.21.4 Appendix A of the Town Zoning Code.

**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, December 17, 2020 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:**

**SARLO**

**#29/19**

**Property Address: 675 Saw Mill River Rd.**

**Section 59.14, Block 1, Lot 20, 21, 22**

This applicant is requesting a special use permit for having a contractor’s yard and parking commercial vehicles.

**FAIVRE**

**#33/20**

**Property Address: 1420 Trout Brook Dr.**

**Section 48.14, Block 1, Lot 44**

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

**GROTE**

**#32/20**

**Property Address: 3414 North Shelly St.**

**Section 16.13, Block 2, Lot 53**

This is an application for a proposed addition with a front yard setback of 25.76’ where a minimum of 40’ is required, a combined side yard setback of 37.31’ where a minimum of 40 is required and a building coverage of 21.90% where a maximum of 20% is allowed. All per section 300-21 and Appendix A of the Town Zoning Code.

**GOLIO**

**#36/20**

**Property Address: 2936 South Deerfield Ave.**

**Section 36.12, Block 3, Lot 2**

This is an application to allow an existing deck and an expansion of this deck with a combined side yard setback of 39.20’ where a minimum of 40’ is required as per 300-21 and Appendix A of the Town Zoning Code.

**FRAGETTE**

**#34/20**

**Property Address: 3281 Elk Ct.**

**Section 17.14, Block 3, Lot 32**

This is an application for an existing carport with a front yard setback of 24.6’ where a minimum of 40’ is required, a side yard setback of 1.85’ where a minimum of 15’ is required and a combined side yard setback of 25.35’ where a minimum of 40 is required. An existing deck in the rear yard has a side yard setback of 8.4’ where a minimum of 10’ is required. All per section 300-21 and Appendix A of the Town Zoning Code.

**GALVIN**

**#35/20**

**Property Address: 2864 Hedwig Dr.**

**Section 27.10, Block 2, Lot 25**

This is an application to allow a shed with a side yard setback of .6' where a minimum of 15' is required and a deck with a rear yard setback of 7.5' where a minimum of 10' is required as per 300-21 and Appendix A of the Town Zoning Code.