

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
January 28, 2021
6:30 p.m.**

ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:
https://us02web.zoom.us/meeting/register/tZEvdU6vpzIoHdDrETnA8ll_1Natavady4eA

NEW BUSINESS

MCDONALD'S

#1/21

**Property Address: 3481 Crompond Rd.
Section 36.05, Block 1, Lot 10**

This is an application to allow 48 parking spaces (including 3 ada) where a minimum of 62 spaces are required as per section 300-182 of the Town Zoning Code

GARRETTO

#2/21

**Property Address: 3350 Poplar St.
Section 17.14, Block 3, Lot 4**

This is an application for an addition with a side yard setback of 11.13' where a minimum of 15' is required and a combined side yard setback of 26.73' 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.

MIRESSI

#3/21

**Property Address: 535 Jerome Rd.
Section 59.1, Block 1, Lot 10.1**

This is an application for a special use permit for a home office as per 300.76 of the Town Zoning Code.

BRADY

#4/21

**Property Address: 1540 Pine Brook
Section 48.11, Block 1, Lot 16**

This is an application for a proposed front and rear addition with the front addition having a setback of 22.5' where a minimum of 30' is required as per 300-21 and the Bulk requirements set forth for this sub division. This property is located in a R1-20 zone.

CICCHETTI

#5/21

**Property Address: 3206 Princeton Dr.
Section 16.19, Block 1, Lot 23**

This is an application for a new deck with a combined side yard setback of 38.3' where a minimum of 40' is required as per 30-21 and Appendix A of the Town Code. This property is located in a R1-20 zone.

ADJOURNED

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.

FREDERICK (requested by applicant, planning to amend) #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.

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, January 28, 2021 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:

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

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.