

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
April 22, 2021
6:30 p.m.**

ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:
<https://us02web.zoom.us/meeting/register/tZEkdu2vrjMqGtPr0JVUQenmrFl1-23nhG2->

NEW BUSINESS

DAVIS

#20/21

**Property Address: 90 Timberlane Ct.
Section 17.06, Block 2, Lot 16**

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

WATSON

#19/21

**Property Address: 772 Pines Bridge Rd.
Section 70.10, Block 1, Lot 30**

This is an application to allow an addition with a side yard setback of 27'2" where a minimum of 50' is required and a combined side yard setback of 47'2" where a minimum of 80' is required as per section 300-21 and Appendix A of the town Zoning Code. This property is located in a R1-80 zone.

RODRIGUES

#21/21

**Property Address: 2990 Saddle Ridge Dr.
Section 26.08, Block 1, Lot 49**

This is an application for a new pool and deck with a front yard setback of 20' where a minimum of 40' is required, a side yard setback of 10' where a minimum of 15' is required and a combined side yard setback of 35.52' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is in a R1-20 zone.

GRAHAM

#17/21

**Property Address: 2205 Hunterbrook Rd.
Section 36.13, Block 1, Lot 3**

This is an application for a special use permit for an accessory apartment in a separate structure on the property. The following items are applied for in a separate area variance...It will have a proposed floor area for the apartment will be 1375 s.f. (39% of the main house floor area) where a maximum of 800 s.f. is allowed, except the area shall not exceed 33% of the main house. The proposed accessory apartment will also occupy the 1st floor where only the 2nd floor is permitted and the height of the accessory structure will be 16'2" where a maximum of 15' is permitted. All requirements per 300-21,300-38(B)(1)and(5) and Appendix A of the Town Zoning Codes. This property is located in a R1-60 zone.

GRAHAM

#18/21

Property Address: 2205 Hunterbrook Rd.

Section 36.13, Block 1, Lot 3

This is an application to construct an accessory apartment in a separate structure on the property. The proposed floor area for the apartment will be 1375 s.f. (39% of the main hose floor area) where a maximum of 800 s.f. is allowed, except the area shall not exceed 33% of the main house. The proposed accessory apartment will also occupy the 1st floor where only the 2nd floor is permitted and the height of the accessory structure will be 16'2" where a maximum of 15' is permitted. All requirements per 300-21,300-38(B)(1)and(5) and Appendix A of the Town Zoning Codes. This property is located in a R1-60 zone.

ADJOURNED

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.

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 22, 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:

CATALIOTI

#15/21

Property Address: 1543 Hanover St.

Section 48.11, Block 3, Lot 20

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

TAMBURELLO

#9/21

Property Address: 3061 Oak St.

Section 25.12, Block 2, Lot 5

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

SINDACO

#14/21

Property Address: 322 Kear St.

Section 37.18, Block 2, Lot 51

This is an application for a renewal of a special use permit to operate a childcare center.

FLASZ

#8/21

Property Address: 2796 Sutton St.

Section 26.15, Block 2, Lot 4

This is an application for a proposed addition with a side yard setback of 12.07' where a minimum of 15' is required and a combined side yard setback of 36.8' 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.

LITTLE RED SCHOOL HOUSE

#13/21

Property Address: 2300 Crompond Rd.

Section 37.09, Block 1, Lot 59

This is an application to allow 2 free standing signs where only 1 is permitted and allow a new sign for a school with an area of 15s.f. where a maximum of 4s.f. is permitted as per section 300-54(c) and Appendix C of the Town Zoning Code. This property is located in a R1-20 zone.

YATES

#11/21

Property Address: 3408 Heyward St.

Section 15.16, Block 3, Lot 52

This is an application to allow an existing Structure with a side yard setback of 4.1' where a minimum of 12' is required and a front yard setback of 27.5' where a minimum of 30' is required as per section 300-21 and Appendix A of the Town zoning code. This property is located in a R1-10 zone.

SCHRADE

#12/21

Property Address: 257 Granite Springs Rd.

Section 27.10, Block 3, Lot 57

This is an application for a proposed addition with a combined side yard setback of 29.6' 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 R 1-20 zone.

ALEK TRIS LLC

#10/21

Property Address: 1075 East Main St.

Section 16.10, Block 3, Lot 26

This is an application to remove the condition in a previous ZBA decision that prohibits the subdivision of this lot. If this is removed, a proposed 3-lot subdivision would be applied for. This property is located in a R1-10 zone.

CINGULAR WIRELESS

#16/21

Property Address: 340 Illington Rd.

Section 69.07, Block 1, Lot 8

This is an application for a special use permit to modify an existing AT&T telecommunication facility by replacing 3 existing antennas and indoor equipment.