

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
May 27, 2021
6:30 p.m.**

ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:
<https://us02web.zoom.us/meeting/register/tZcsdeuprDwvE9LNLLTqNTJ8X45y9iXyBysX>

NEW BUSINESS

O'NEIL **#23/21**
Property Address: 3719 Mill St.
Section 16.05, Block 3, Lot 2
This is an application for a special use permit for the renewal of an accessory apartment.

SHORT **#24/21**
Property Address: 1300 Baldwin Rd.
Section 47.16, Block 1, Lot 2
This is an application for a special use permit for the renewal of an accessory apartment.

AHERN **#27/21**
Property Address: 2103 Laurel Ct.
Section 37.10, Block 1, Lot 9
This is an application for a special use permit for the renewal of an accessory apartment.

APRUZZESE **#22/21**
Property Address: 341 Smith Rd.
Section 17.13, Block 2, Lot 16
This is an application for a proposed deck and existing pool with a rear yard setback of 6' where a minimum of 10' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

MARINO **#25/21**
Property Address: 3716 Oriole Ct.
Section 16.07, Block 1, Lot 22
This is an application to install a pool in the front yard where 40' is required and 13'5" is proposed and an existing fence of 6'6" is in the front side yard where 4'6" is allowed and a shed 6'6" off the property line where 10' is required as per 300-21 Appendix A of the Town Zoning Code.

DISTELHURST

#26/21

Property Address: 500 Yorkhill Rd.

Section 37.05, Block 2, Lot 33

This is an application for a proposed accessory structure with a side yard setback of 10.43' where a minimum of 15' is required and a combined side yard setback of 30.64' where a minimum of 40' is required per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

DWYER

#28/21

Property Address: 524 Yorkhill Rd.

Section 37.05, Block 2, Lot 30

This is an application for a special use permit for a proposed accessory apartment on the 1st floor where it's required to be on the 2nd floor as per 300-38(B)(1) of the Town Zoning Code.

(Construction of this apartment has a separate zoning application). This property is located in a R1-20 zone.

DWYER

#29/21

Property Address: 524 Yorkhill Rd.

Section 37.05, Block 2, Lot 30

This is an application to construct an accessory apartment dwelling with a side yard setback of 5' where a minimum of 15' is required, a combined side yard setback of 25.69' where a minimum of 40' is required and to allow the accessory apartment to be on the 1st floor where its required to be on the 2nd floor as per sections 300-21,300-38(B)(1) and Appendix A of the Town Zoning Code. This property is located in a R1-20 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.

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.

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.

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, May 27, 2021 at 6:30 P.M. or as soon thereafter as is practicable viz ZOOM. Please contact zba@yorktownny.org if you wish to participate.

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.