

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
July 29, 2021  
6:30 p.m.**

**NEW BUSINESS**

- FOX** #37/21  
**Property Address:** 2309 Vista Ct.  
**Section 37.05, Block 1, Lot 31**  
This is an application for a special use permit for the renewal of an accessory apartment
- ROVIEZZO** #38/21  
**Property Address:** 74 Jennifer Ct.  
**Section 6.18, Block 1, Lot 62**  
This is an application for a special use permit for the renewal of an accessory apartment
- NEW CINGULAR WIRELESS** #42/21  
**Property Address:** 2649-2651 Strang Blvd.  
**Section 26.19, Block 1, Lot 2**  
This is an application for a renewal of a special use permit for the existing wireless telecommunications facility.
- IPARRAGUIRRE** #36/21  
**Property Address:** 1765 Hanover St.  
**Section 37.19, Block 1, Lot 50**  
This is an application to allow a 6, fence in the front and side yards where a maximum of 4.5' is permitted as per 300-13(f) and the town zoning code. This property is located in a R-2 zone.
- GUERRA** #39/21  
**Property Address:** 3310 Lookout St.  
**Section 16.17, Block 1, Lot 77**  
This is an application to allow a side yard addition with a side yard setback of 7.75' where a minimum of 12' is required as per 300-21 and appendix A of the town zoning code. This property is located in a R1-10 zone.
- AUSTIN** #41/21  
**Property Address:** 2365 Sherry Rd.  
**Section 36.10, Block 2, Lot 59**  
This is an application for a side yard setback of 7.1' for a deck and 11.3' for a pool where 15' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

**HILL**

**#35/21**

**Property Address: 1440 Old Logging Rd.**

**Section 47.17, Block 1, Lot 27**

This is an application to allow for an existing wood and a wire deer fence in a front and side yard with a height of 6’ to 7’8” where a maximum of 4.5’ is allowed. The wood fence also has the decorative side facing inwards where it is required to face out. All per 300-13(f) and Appendix A of the town zoning code. This property is located in a R1-80 Zone.

**BRAVO**

**#40/21**

**Property Address: 633 East Main St.**

**Section 16.08, Block 1, Lot 9**

This is an application for a front deck addition with a front yard setback of 27.8’ for the main structure and 25.45’ for the stairs where a minimum of 40’ is required. The applicant is legalizing a garage and shed with setbacks of 5.7’ and 2.4’ where a minimum of 10’ is required. The lot size is 19,595 s.f. where a minimum of 20,000 s.f. is required. All per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

**ADJOURNED**

**CARVALHO**

**(requested by applicant)**

**#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**

**(requested by applicant)**

**#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**

**(requested by applicant)**

**#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.

**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, July 29, 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:**

**NAKHLA**

**#32/21**

**Property Address: 2717 Quinlan St.**

**Section 27.13, Block 1, Lot 38**

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

**MASSERMAN**

**#31/21**

**Property Address: 500 Manchester Rd.**

**Section 17.13, Block 1, Lot 32**

This is an application for a 2<sup>nd</sup> story addition with a combined side yard setback of 29'1" 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.