

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**May 28, 2015**

**6:30 p.m.**

**ADDED AGENDA**

**#19/15**

**Property Address: 1300 Baldwin Rd.**

**Section 47.16, Block 1, Lot 2**

This is an application for an accessory apartment renewal.

**#20/15**

**Property Address: 2717 Quinlan St.**

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

This is an application for an accessory apartment renewal.

**#21/15**

**Property Address: 1741 Maxwell Ct.**

**Section 37.19, Block 3, Lot 51**

This is an application to allow an existing shed with a side yard setback of 4' and a rear yard setback of 8' where a minimum of 10' is required for each as per section 300-21 and Appendix A of The Town Zoning Code. This property is in a R1-20 zone.

**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 28, 2015 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:**

**#6/15**

**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 dwelling.

**#13/15**

**Property Address: 3006 Crompond Rd.**

**Section 26.19, Block 1, Lot 29 & 30**

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

**#14/15**

**Property Address: 90 Timberlane Ct.**

**Section 17.06, Block 2, Lot 16**

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

**#15/15**

**Property Address: 344 Heather Ct.**

**Section 48.14, Block 2, Lot 5**

This is an application for a special use permit to renew an accessory apartment

**#16/15**

**Property Address: 2374 Pine Grove Ct.**

**Section 36.6, Block 2, Lot 24**

This is an application for a special use permit to renew an accessory apartment

**#17/15**

**Property Address: 728 Granite Springs Rd.**

**Section 27.13, Block 1, Lot 32**

This is an application to allow an existing structure to have a side yard setback of 1.1' where a minimum of 10' is required as per section 300-21 and Appendix A. They also seek a variance to allow a proposed fence in a front yard with a height of 6' where a maximum of 4.5' is permitted as per section 300-13(F). This property is located in a R1-20 zone.

**#18/15**

**Property Address: 3138 Hearthstone St.**

**Section 17.18, Block 1, Lot 8**

This is an application to allow a dwelling to be constructed on a lot with no frontage on a town approved road as required as per Town Law 280. This property is located in a R1-20 zone.

**#55/14**

**Property Address: 1305 Baptist Church Rd.**

**Section 47.15, Block 1, Lot 21**

This is in conjunction with an application for a subdivision in which Section 300-45(F) and 300-45(B), respectively, of the Zoning Code require manure storage to be 200' from a property line and farm buildings to be 100' from a property line and 30' distance between farm buildings. Variances are requested for the existing manure pad which is 60.7" from the property line and six farm buildings which are respectively 45', 70', 49.3', 18.7', 61' and 31' from the property line and 26' and 29' distance from each farm building where 30' is required. In addition, the existing tennis court has 24' and 26' side yards where 30' is required in the R1-160 zone.