

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

JANUARY 28, 2016

6:30 p.m.

ADDED AGENDA

#1/16

**Property Address: 115 Baldwin Rd.
Section 47.19, Block 1, Lot 12**

This is a special permit application for an accessory apartment renewal for a new owner. This property is located in a R1-80 Zone.

#2/16

**Property Address: 2873 Quinlan St.
Section 27.9, Block 1, Lot 31**

This is an application to allow a shed with a side yard setback of 3.5' where 15' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 Zone.

#3/16

**Property Address: 830 Barberry Rd.
Section 26.12, Block 1, Lot 14**

This is an application to allow a deck with a combined side yard setback of 37.13' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 Zone.

#4/16

**Property Address: 1758 Summit St.
Section 37.19, Block 1, Lot 74**

This is an application to allow AC equipment with a side yard setback of 23' where 30' are required per 300-13(G) and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R2 zone.

#5/16

**Property Address: 1377 East Main St.
Section 16.9, Block 2, Lot 30**

This is an application to allow 2 free standing signs with areas of 10' square and 15.8' square where only one free standing sign is permitted and the maximum square feet permitted is 6' square per 300-54(c) and Appendix C of the Town of Yorktown Zoning Code. This property is located in a R1-20 Zone.

#6/16

**Property Address: 2829 Strang Blvd.
Section 26.15, Block 1, Lot 41**

This is an application to allow a shed with a side yard setback of 4.7' where 15' are required and a combined side yard setback of 28.26' where 40' are required. There is another shed that has a rear yard setback of 7.7' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#7/16

**Property Address: 322 Kear St.
Section 37.18, Block 2, Lot 51**

This is an application for a variance to allow a new building to have a front yard setback of 5' where 15' are required per 300-21 and Appendix B of the Town of Yorktown Zoning Code. This application is a referral from the Planning Board. This property is located in a C-2R zone.

**Property Address: 2483 Hunter Brook Rd.
Section 36.05 Block 2 Lot 57**

#8/16

This is variance application to allow a subdivision of a lot with structures on it that are not zoning compliant with regard to existing setbacks. 300-11D requires all lots that are subdivided per this section to comply with all provisions of this chapter. This property is in an R1-20 zone.

ADJOURNED AGENDA

#43/15

**Property Address: 3784 Wildwood St.
Section 16.11, Block 1, Lot 62**

This is an application for an accessory structure with a rear yard setback width of 5' 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 at 3784 Wildwood St., Yorktown Heights, NY a/k/a Section 16.11, Block 1, Lot 62

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, 2016 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:

(WITHDRAWN)

#31/15

**Property Address: 155 Hog Hill Rd.
Section 70.11, Block 1, Lot 9**

This is an application for the keeping of fowl with coop. This requires a special use permit as required by Sec. 300-21C(1)(D)(3) and 300-81.3 of the Town Zoning Code. The property is located at 155 Hog Hill Rd., Yorktown Heights, NY a/k/a Section 70.11 Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

#44/15

Property Address: 148 Inspiration Road
Section 16.17, Block 4, Lot 15

This is a special permit application for an accessory apartment renewal. This property is located in a R1-10 zone.

#45/15

Property Address: 1443 Hiawatha Rd.
Section 16.09, Block 1, Lot 23

This is an application to legalize a mudroom with a front yard setback of 13.67' where 30' are required and a deck with a side yard setback of .83' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#46/15

Property Address: 1600 Spring Valley Road
Section 69.14, Block 1, Lot 7

This is a special permit application to renew a multi-family use per 300-68 of the Town of Yorktown Zoning Code. This property is located in a R1-200 zone.

#47/15

Property Address: 1075 East Main Street
Section 16.10, Block 3, Lot 25

This is a special permit application to convert an existing dwelling built prior to 1930 to a 2 family dwelling per 300-68 of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#48/15

Property Address: 70 Upland Road
Section 37.15, Block 2, Lot 35

This is an application to allow a porch to have a front yard setback of 22.89' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#49/15

Property Address: 3236 Lookout St.
Section 26.15, Block 1, Lot 28

This is an application to allow an addition to have a front yard setback of 49'10" where 55' are required and a side yard setback of 7.4' where 12' are required per 300-21, Appendix A, footnote #1 of Appendix A and 300-173 of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#50/15

**Property Address: 3435 Spruce Street
Section 16.13, Block 2, Lot 19**

This is an application to legalize an air condition unit with a side yard setback of 25.5' where 40' are required per 300-21, 300-13(G), and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#51/15

**Property Address: 770 Saw Mill River Road
Section 59.14, Block 1, Lot 2**

This is an application to allow a porch with a front yard setback of 30' where 75' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-80 zone.

#52/15

**Property Address: 2300 Catherine Street
Section 35.12-1 2 & 3**

This is an application to move a lot line that results in existing structures having side yard setbacks of 23-5' and 35' where 150' are required per 300-21 and 300-161(C)3(B) of the Town of Yorktown Zoning Code. This property is on a RSP-3 zone.

#53/15

**Property Address: 1546 Wenonah Trail
Section 25.8, Block 2, Lot 59**

This is an application to allow a gate to have a height of 9' where 4.5' are allowed per 300-13(F) of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#54/15

**Property Address: 1 Nabby Hill Road
Section 26.05, Block 1, Lot 76**

This is an application to allow additions to an existing multiuse building to have a front yard setback of 18.3', a side yard setback of 45.5', and a rear yard setback of 20' where 150' are required per 300-21 and 300-41 of the town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#55/15

**Property Address: 3761 Marcy Street
Section 15.08, Block 2, Lot 90**

This is an application to allow an existing shed and gazebo to have a rear yard setback of 8' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#56/15

Property Address: 2851 Sutton Street

Section 26.11, Block 1, Lot84

This is an application to allow a pool to have a front yard setback of 10' where 40' are required and a side yard setback of 10' where 15' are required per 300-21,300-13(G), and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

ZONING INTERPRETATION

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A request from the Building Inspector that the Zoning Board of Appeals interpret the meaning of 300-177 of the Town of Yorktown Zoning Code.