

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
January 27, 2022
6:30 p.m.**

**ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:
<https://us02web.zoom.us/meeting/register/tZEtfu2srzsjEtVANhx8LwxluJzwLOiiGr17>**

NEW BUSINESS

VAUGHAN

#1/22

**Property Address: 2722 Denby Dr.
Section 26.16, Block 1, Lot 39**

This is an application to allow construction of a new front entrances with front yard setback of 34/3' where 40' is required and a new kitchen addition with a front yard set back of 35.3' where 40' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

KELLY

#2/22

**Property Address: 1879 Hanover St.
Section 37.19, Block 1, Lot 18**

This is an application to allow a 5' combination of a wall and fence in a side yard where a maximum of 4.5' is permitted as per section 300-13F and Appendix A of the Town Zoning Code.

TACO BELL

#3/22

**Property Address: 3605 Crompond Rd.
Section 36.05, Block 1, Lot 16**

This is an application to allow a front wall sign of 47.7 square feet where 40 square feet is required and a side wall sign of 34.7 square feet where 0 square feet is required and a rear wall sign of 8.5 square feet where 0 square feet is required as per section 300-21 Appendix D of the Town Zoning Code

GEARY

#4/22

**Property Address: 2755 Windmill Dr.
Section 27.10, Block 3, Lot 45**

This is an application to allow the construction of an addition with a lot area of 10,176 square feet where 20,000 square feet is required, a non-conforming parcel as per by 300-13F and Appendix A of the Town Zoning Code.

CROWN CASTLE

#5/22

**Property Address: Rt. 134/Kitchawan & Aqueduct St.
Section 70.05, Block 1, Lot 5**

This is an application for a new special use permit for the existing wireless telecommunications facility.

TRADER JOE'S

#6/22

**Property Address: 3200 Crompond Rd.
Section 26.18, Block 1, Lot 19**

This is an application to allow a rear sign of 63.38 square feet where 0 square feet is required on the north elevation and a side sign of 63.38 square feet where 0 square feet is required on the east elevation as per section 300-21 Appendix D of the Town Zoning Code.

ADJOURNED

ARGIRO

#44/21

**Property Address: 3517 Kamhi Drive
Section 16.11, Block 3, Lot 45**

This is an application for a special use permit for the parking of a commercial vehicle in a residential area as per section 300-62 of the Town Zoning Code.

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.

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, January 27, 2022 at 6:30 P.M. or as soon thereafter as is practicable via ZOOM as follows:

SHAWARBY

#48/21

**Property Address: 3570 Ellis St.
Section 15.15, Block 1, Lot 1**

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

MUSHKOLAJ

#49/21

Property Address: 3551 Buckhorn St.

Section 16.10, Block 4, Lot 13

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

PHILLIPS

#50/21

Property Address: 3750 Meadow Ln.

Section 16.06, Block 2, Lot 40

This is an application to allow the enclosure a front porch with a front yard setback of 15.7' where a minimum of 30' is required, a second story addition with a front yard setback of 23.7' where a minimum of 30' is required, the proposed side yard deck with a front yard setback of 23.07' where a minimum of 30' is required, an existing shed in the rear yard with a side yard setback of 3.31' where a minimum of 10' is required per section 300-21 Appendix A of the Town Zoning Code.