

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

FEBRUARY 25, 2016

6:30 p.m.

ADDED AGENDA

#9/16

Property Address: 1228 East Main St.

Section 16.10 Block 2, Lot 76

This is an application to renew a special permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is in an R1-20 Zone.

#10/16

Property Address: 2326 Crompond Road

Section 37.9, Block 9, Lot 58

This is an application to renew a special permit for a professional office per 300-76 of the Town of Yorktown Zoning Code. This property is in an R1-20 Zone.

#11/16

Property Address: Strawberry Early Children's Development Center

1770 Strawberry Rd.

Section 15.11, Block 1, Lot 1

This is an application to renew a special use permit for a Day Care Facility per 300-53 of the Town of Yorktown Zoning Code. This property is in an R1-20 Zone.

#12/16

Property Address: 1870 Maple Hill Street

Section 37.19, Block 2, Lot 6 & 7

This is an application for a variance to allow a fence with a height of 7' where 4.5' is the maximum allowed in a front yard per 300-13F of the Town of Yorktown Zoning Code. This property is located in a R1-10 Zone.

#13/16

**Property Address: 179 Hudson Rd.
Section 48.7, Block 3, Lot 6**

This is an application for variances for a deck, shed, and an AC unit. The deck will have a side yard setback of 7'3" where 12' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. The existing AC unit has a front yard setback of 25.1' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. The existing shed has a front yard setback of 15.1' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in a R1-10 Zone.

#14/16

**Property Address: 1204 North Ridge St.
Section 16.5, Block 2, Lot 23**

This is an application to allow a carport addition to have a front yard setback of 29' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 Zone.

#15/16

**Property Address: 3509 Stony St.
Section 16.10, Block 1, Lot 19 & 20**

This is an application for a variance to legalize an existing garage. The garage has a side yard setback of 2.8' where 10' are required in a rear yard per 300-21 and Appendix A of the Town of Yorktown Zoning Code. Currently the garage is on lot without a principle structure. Lots 19 and 20 will need to be merged. The existing house predates zoning so no variances are required for that structure. This property is located in a R1-20 Zone.

#16/16

**Property Address: 3750 Oriole Ct.
Section 16.10 Block 1, Lot 20**

This is an application for variances to allow an AC unit to have side yard setback of 12' where 15' are required and a combined side yard setback of 18' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an 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, February 25, 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:

#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.

#50/15

**Property Address: 3435 Spruce St.
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.

#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.

#8/16

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

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.

ZONING INTERPRETATION

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.