

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
February 24, 2022  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**CANTONE**

**#7/22**

**Property Address: 1818 Amazon Rd.**

**Section 25.11, Block 1, Lot 5**

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

**VALENTIN**

**#8/22**

**Property Address: 3436 Sulin Ct.**

**Section 17.10, Block 3, Lot 86**

This is an application to allow construction of an addition with a front yard setback of 28.50' where 40' is required as per 300-21 and Appendix A of the Town Zoning Code.

**NEWSHOLME**

**#9/22**

**Property Address: 2326 Crompond Rd.**

**Section 37.9, Block 1, Lot 58**

This is an application for a renewal of a special use permit for a professional office as per Section 300-76 of the Town of Yorktown Zoning Code. Property is in an R1-20 Zone.

**DAVIS**

**#10/22**

**Property Address: 1770 Strawberry Rd.**

**Section 15.11, Block 1, Lot 1**

Application is to renew a special use permit for the Day Care Facility per 300-52 of the Town of Yorktown Zoning Code. Premises is in an R1-20 Zone.

**FREUNDLICH**

**#11/22**

**Property Address: 3730 Chesterfield Dr.**

**Section 15.08, Block 2, Lot 78**

This is an application to allow construction of an addition for an accessory apartment which requires a special permit as per 300-38 of the Town Zoning Code.

**SLICE PIZZA**

**#12/22**

**Property Address: 3200 Crompond Rd.**

**Section 26.18, Block 1, Lot 18**

This is an application to allow a sign of 37.675 square feet where 25 square feet is allowed on the south elevation as per 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** requested adjournment #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 adjournment #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 adjournment #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.

**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.

**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, February 24, 2022 at 6:30 P.M. or as soon thereafter as is practicable via ZOOM as follows:**

**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

**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.

**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.