

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
March 31, 2022
6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

MAYERHOFER #13/22

Property Address: 273 Carolina Rd.

Section 48.11, Block 1, Lot 34

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

ELIAZER #14/22

Property Address: 3761 Chesterfield Dr.

Section 15.08, Block 2, Lot 70

This is an application to legalize a 6' high fence in two side yards where a maximum of 4.5' is permitted as per 300-13F of the Town Zoning Code.

HAXHARI #15/22

Property Address: 877 Taconic Woods Rd.

Section 26.07, Block 1, Lot 16

This is an application to legalize an enclosed porch with one side yard of 7.67' where 15' is required and two side yard 36.42' where 40' is required as per 300-21 and Appendix A of the Town Zoning Code.

JENNINGS #16/22

Property Address: 79 Somerston Rd.

Section 17.10, Block 1, Lot 3

This is an application to allow construction of an addition of a garage and a deck where side yard variances are needed, one side is 8.5' where 15' is required and total of two sides is 22.3' 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.

HAXHARI #17/22

Property Address: 3764 Wood St.

Section 6.17, Block 1, Lot 7

This is an application to reconstruct a single family dwelling damaged by fire. This is a non-conforming lot with 4 dwelling units with a lot area of 26,357 square feet where 15,000 square feet per dwelling unit totaling 60,000 square feet is required as per section 300-38 of the Town Zoning Code.

HODZA

#18/22

Property Address: 525 Hilltop Rd.

Section 35.07, Block 2, Lot 20

This is an application for an addition to an existing garage with a second story bedroom with a side yard of 16' where 20' is required as per 300-21 and Appendix A of the Town Zoning Code.

KAUFMAN

#19/22

Property Address: 1450 Maiden Ln.

Section 47.17, Block 1, Lot 17

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

KAUFMAN

#20/22

Property Address: 1450 Maiden Ln.

Section 47.17, Block 1, Lot 17

This is an application to construct an accessory apartment in a single-family home that requires a special use permit as per 300-38 of the Town Zoning Code and a variance for the accessory apartment that is 966 square feet where a maximum of 800 square feet is permitted as per 300-38 of the Town Zoning Code.

GENAO

#21/22

Property Address: 3197 Parmly Ct.

Section 25.07, Block 1, Lot 23

This is an application to allow construction of a front porch with a front yard setback of 23' where 30' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

CLIFFORD

#22/22

Property Address: 1625 Central St.

Section 48.07, Block 2, Lot 28

This is an application to allow the sub-division of an existing single-family lot into two non-conforming lots. One fronting on Central Street and one fronting on Summit Street.

WALLACK FAMILY LTD

#23/22

Property Address: 1549 Jacob Rd.

Section 36.13, Block 1, Lot 14

This is an application to allow construction of a new barn (accessory building) with a height of 30'2" where 15' is allowed as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40/R-160 zone.

ADJOURNED

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.

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.

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.

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, March 21, 2022 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:

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