

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

July 28, 2022

6:30 p.m.

**Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

YORKTOWN OFFICE WAREHOUSE

#42/22

Property Address: 2985 Navajo St.

Section 6.18, Block 1, Lot 29

This is an application to renew an existing special use permit for a day care facility per section 300-53 of the Town Zoning Code.

BIEBEL

#43/22

Property Address: 1331 Echo Hill Path

Section 47.19, Block 1, Lot 20

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

TORNATORE

#44/22

Property Address: 1049 E. Main St.

Section 16.10, Block 3, Lot 23

This is an application to allow a front yard setback of 18.256ft where 30ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

ALIHAJDARAJ

#45/22

Property Address: 830 Barberry Rd.

Section 26.12, Block 1, Lot 14

This is an application to legalize a shed with a side yard setback that is 3.5ft where 10ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

RODRIGUEZ

#46/22

Property Address: 898 Parkway Pl.

Section 16.11, Block 1, Lot 26

This is an application to allow a floor area of 1300 square feet where 800 square feet is the maximum allowed for an accessory apartment as per section 300-38B of the Town Zoning Code.

JENNINGS

#47/22

Property Address: 79 Somerston Rd.

Section 17.10, Block 1, Lot 3

This is an application to allow construction of an attached garage with a side yard setback of 8.5ft where 15ft is required, where a total of two sides is 22.3ft where 40ft is required, and a front yard setback of 35.09ft where 40ft is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 Zone.

WILLIAMS

#48/22

Property Address: 2086 Defoe Ct.

Section 37.18, Block 2, Lot 1

This is an application for an addition with a rear yard setback of 21.69ft where 30ft is required as per 300-21 and Appendix A of the Town Zoning Code.

SAVASTANO

#49/22

Property Address: 950 Starlight Rd.

Section 59.10, Block 2, Lot 14

This is an application for a raised 2nd story of a non-conforming structure with a front yard setback of 22ft where 75ft is required and a lot area of 15,000 sq ft. where 80,000 sq ft. is required as per section 300-21 and Appendix A of the Town Zoning Code.

DINEEN-CAREY

#50/22

Property Address: 2090 Crompond Rd.

Section 3714, Block 2, Lot 8

This is an application to allow a 18 sq ft. wall sign on the side of the building where 4 sq ft. is allowed as per section 300-21 and Appendix C of the Town Zoning Code.

O'DONNELL

#51/22

Property Address: 1405 Turus Ln.

Section 16.17, Block 1, Lot 48

This is an application to allow a 6'6" fence located in the front yard where 4'5" is permitted as per section 300-13F and Appendix A of the Town Zoning Code.

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.

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.

RODRIGUEZ

#28/22

**Property Address: 898 Parkway Pl.
Section 16.11, Block 1, Lot 26**

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, July 28, 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:

DINEEN-CAREY

#33/22

**Property Address: 2090 Crompond Rd.
Section 37.14, Block 2, Lot 8**

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

LACHTERMAN

#34/22

**Property Address: 201 Montross Rd.
Section 48.11, Block 3, Lot 32**

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.

NELSON

#35/22

**Property Address: 3481 Wildwood St.
Section 16.16, Block 1, Lot 8**

This is an application for a special use permit to covert an existing garage into an accessory apartment as per section 300-38 of the Town Zoning Code.

PURPURA

#36/22

**Property Address: 3609 Flanders Dr.
Section 17.10, Block 3, Lot 49**

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

MARSOCCI

#37/22

**Property Address: 1225 Whitehill Rd.
Section 17.10, Block 3, Lot 49**

This is an application for a special use permit for a farm as per section 300-45 of the Town Zoning Code.

MARSOCCI

#38/22

Property Address: 1225 Whitehill Rd.

Section 17.10, Block 3, Lot 49

This is an application for an accessory structure without a principle structure in a R1-40 zone as per section 300-21 and Appendix A of the Town Zoning Code.

ELEZAJ

#39/22

Property Address: 1658 Amazon Rd.

Section 25.12, Block 2, Lot 32

This is an application to legalize three (3) accessory apartments in a single family home with an existing non-conforming cottage making the total of four (4) dwelling units in a single family district.

ELEZAJ

#40/22

Property Address: 1658 Amazon Rd.

Section 25.12, Block 2, Lot 32

This is an application to allow two (2) primary structures on a lot where one (1) is permitted as per section 300-21C(1)(a)[1], to allow a combined floor area of 3 accessory apartments of 1835 square feet where 800 square feet accessory apartment is permitted as per section 300-38B(5), to allow usage of property that is not owner occupied as per section 300-38B(8), and to allow four (4) accessory apartments where one (1) is permitted in a R1-40 zone as per section 300-38B(9).

YANCOPOULOS

#41/22

Property Address: 1370 Baptists Church Rd.

Section 47.10, Block 1, Lot 6

This is an application for an addition with a side yard setback of 4' where 30' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is pre-existing non-conforming.