

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

March 24, 2016

6:30 p.m.

ADDED AGENDA

#17/16

Property Address: 1824 Hanover St.

Section 37.19, Block 3, Lot 32

This is an application to renew a special use permit for an accessory dwelling per 300-38 of the Town of Yorktown zoning Code. This property is in a R1-10 Zoning District.

#18/16

Property Address: 608 Granite Springs Rd.

Section 27.13, Block 2, Lot 11

This is an application for a Special Use Permit for an accessory dwelling per 300-38 of the Town of Yorktown Zoning Code. This property is in a R1-20 Zoning district.

#19/16

Property Address: 913 Fox Meadow Rd.

Section 26.15, Block 2, Lot 67

This is an application for a variance to build an addition that has a front yard setback of 30' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

#20/16

Property Address: 728 Granite Springs Rd.

Section 27.13, Block 1, Lot 32

This is an application for a variance to build an addition with a rear yard setback of 34.8' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

#21/16

Property Address: 1335 Aspen Rd.

Section 16.05, Block 1, Lot 10

This is an application for a variance to build an addition that will have a front yard setback of 33.8' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

#22/16

Property Address: 2983 Sherman Ct.

Section 25.12, Block 1, Lot 7

This is an application for a variance to build an addition that will have a side yard setback of 14.52' where 15' and a combined side yard setback of 32.52' where 40' are required per 300-21, 300-173 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

#23/16

Property Address: 1452 Indiana Ave.

Section 48.11, Block 2, Lot 26

This is an application for a variance to legalize an existing deck that has a combined side yard setback of 36'-7.5' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

#24/16

Property Address: 2800 Carr Ct.

Section 26.15, Block 1, Lot 71

This is an application for a variance to legalize an existing fence/retaining wall combination that varies in height from 7' to 13' in a side and rear yard where 4.5' and 6.5' are the maximum heights allowed per 300-13g of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

ADJOURNED AGENDA

#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.

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 24, 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:

#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: 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.