

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**April 28, 2016**

**6:30 p.m.**

**ADDED AGENDA**

**#25/16**

**Property Address: 2222 Crompond Rd.  
Section 37.9, Block 1, Lot 68**

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

**#26/16**

**Property Address: 1331 Echo Hill Path  
Section 47.19, Block 1, Lot 20**

This is an application to renew a special use permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is in an R1-80 Zoning District.

**#27/16**

**Property Address: 1145 Glen Rd.  
Section 16.10, Block 1, Lot 8**

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

**#28/16**

**Property Address: 3071 Dale St.  
Section 25.12, Block 2, Lot 65**

This is an application for a variance to allow an addition to have a side yard setback of 9.5' where 15' are required and a combined side yard setback of 30.4' 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.

**#29/16**

**Property Address: 3263 Amelia Dr.  
Section 16.17, Block 1, Lot 18**

This is an application for variances to allow additions to have a side yard setback of 11.5' where 15' are required and a combined side yard setback of 26.8' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This is also an application for a special use permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning Code.

**#30/16**

**Property Address: 1829 Hanover St.**

**Section 37.19, Block 1, Lot 44**

This is an application for a variance to allow an addition that will have a front yard setback of 12'3" where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R2 Zoning District.

**#31/16**

**Property Address: 3787 Crompond Rd.**

**Section 35.08, Block 1, Lot 17**

This is an application for a special use permit for an Exterior Storage Yard per 300-44 of the Town of Yorktown Zoning Code. This property is located in a C-4 Zoning District.

**#32/16**

**Property Address: 1340 Baptist Church Rd.**

**Section 47.14, Block 1, Lot 10**

This is an application for 4 variances. A new house is proposed on a lot of 129,271 square feet where 160,000 square feet are required per 300-11(h) of the Town of Yorktown Zoning Code. A variance is also requested to extend a flat roof to a pitched roof. The building has a 5' side yard setback where 30' are required per 30-21, Appendix A, and 300-173 of the Town of Yorktown Zoning Code. The same building has a proposed roof extension that will have a side yard setback of 25' where 30' are required per 300-21, Appendix A, and 300-173 of the Town of Yorktown Zoning Code. A variance is also requested to build a new garage that will have a combined side yard setback of 36' where 80' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in a R1-160 Zoning District.

**#33/16**

**Property Address: 3197 Rocky Place**

**Section 26.05, Block 1, Lot 48**

This is an application for a variance to allow an addition that will have a rear yard setback of 39.2' where 45' are required a decision of the Zoning Board of appeals on May 24, 2001. This property is in an R1-10 Zoning District.

**NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, April 28, 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:**

**Property Address: 830 Barberry Rd.**

**#3/16**

**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. The proposed front yard entry will have a front yard setback of 36.5' 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.

**Property Address: 1204 North Ridge St. #14/16**  
**Section 16.5, Block 2, Lot 23**

This is an application with multiple variances. 1) to allow a carport addition to have a front yard setback of 29' where 40' is required. 2) to allow a fence in the side and rear yards with a height of 10' where a maximum of 4.5' and 6.5' is permitted. 3) to allow a shed in the side yard with a setback of 1.5' where a minimum of 15' is required. All requirements are per sections 300-13f, 300-21 and Appendix A of the town Zoning Code.

**Property Address: 1824 Hanover St. #17/16**  
**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.

**Property Address: 608 Granite Springs Rd. #18/16**  
**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.

**Property Address: 913 Fox Meadow Rd. #19/16**  
**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.

**Property Address: 728 Granite Springs Rd. #20/16**  
**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.

**Property Address: 1335 Aspen Rd. #21/16**  
**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.

**Property Address: 2983 Sherman Ct. #22/16**  
**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.

**Property Address: 1452 Indiana Ave. #23/16**  
**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.

**Property Address: 2800 Carr Ct.**

**#24/16**

**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.

### **CLOSED AND RESERVED**

**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