

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

MAY 26, 2016

6:30 p.m.

ADDED AGENDA

#34/16

Property Address: 347 Mountain Rd.

Section 6.17, Block 2, Lot 24

This is 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 R1-10 Zoning District.

#35/16

Property Address: 1875 Glen Rock Rd.

Section 37.18, Block 1, Lot 14

This is an application for the renewal of a special use permit for a professional office per 300-76 of the Town of Yorktown Zoning Code. This property is in an R1-40 Zoning District.

#36/16

Property Address: 460 York Ct.

Section 37.5, Block 2, Lot 37

This is an application for a special use permit for a professional office per 300-76 of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning District.

#37/16

Property Address: 3666 Old Yorktown Rd.

Section 16.11, Block 1, Lot 60

This is an application for variances to allow a farm use on a parcel of land that is less than the required 5 acres. This is also an application to allow a farm stand on this property in a section that is zoned C-2. Farm uses are only permitted in R1 zoning Districts. This parcel has 2.44 acres in an R1-20 zoning district and 2.2 acres in a C-2 zoning District.

#38/16

Property Address: 1742 Summit St.

Section 48.07, Block 1, Lot 21

This is an application for variances to allow an AC compressor to have a side yard setback of 7.6' where 12' are required and a combined side yard setback of 19.6' where 24' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-10 Zoning District.

ADJOURNED AGENDA

#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.

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, May 26, 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:

#18/16

Property Address: 608 Granite Springs Rd.

Section 27.13, Block 2, Lot 11

This is an application for a variance and special use permit for proposed accessory apartment. Proposed apartment is 1248 sq. ft. where 800 sq. feet is allowed per section 300-38B (5) of the Yorktown Zoning Code. This property is in a 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.

#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: 3785 Crompond Rd.
Section 35.08, Block 1, Lot 18**

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 300-21, 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 as stated in the decision of the Zoning Board of appeals on May 24, 2001. This property is in an R1-10 Zoning District.