

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

JUNE 23, 2016

6:30 p.m.

ADDED AGENDA

#39/16

Property Address: 1564 Kimble Ave.

Section 15.16, Block 2, Lot 63

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 located in an R1-10 zoning district.

#40/16

Property Address: 2985 Navajo Street

Section 6.18, Block 1, Lot 29

This is an application to modify an existing special use permit for a day care facility per 300-53 of the Town of Yorktown Zoning Code. This property is located in an I-1 zoning district.

#41/16

Property Address: 3543 Frost Road

Section 16.10, Block 3, Lot 40

This is an application for 2 variances. A proposed front entry will have a front yard setback of 20.75' where 30' are required and an existing garage has a side yard setback of 10' where 12' are required per **300-21 and Appendix A of the Town Zoning Code. This property is located in an R1-10 zoning district.**

#42/16

Property Address: 1688 Central St.

Section 48.07, Block 2, Lot 74

This is an application for 3 variances to build an addition. The proposed addition will have a front yard setback of 22.3' where 30' are required, a side yard setback of 11.61' where 12' are required, and a combined side yard setback of 23.7' where 24' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

#43/16

**Property Address: 1824 Baldwin Rd.
Section 37.17, Block 1, Lot 13**

This is an application for 2 variances. An existing garage has a front yard setback of 0' where 50' are required and a shed that has a rear yard setback of 3' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-40 zoning district.

#44/16

**Property Address: 1689 Central Street
Section 47.16, Block 1, Lot 12**

This is an application to allow a new house on a lot that has 110.9' of road frontage where 200' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-80 zoning district.

#45/16

**Property Address: 2828 Farmwalk Rd.
Section 27.09, Block 3, Lot 54**

This is an application for a variance to allow a fence to have a height of 6' in a side yard where 4.5' is the maximum allowed per 300-13' of the Town of Yorktown Zoning Code. This property is located in a R1-20 zoning district.

#46/16

**Property Address: 3279 Linda Ct.
Section 17.13, Block 2, Lot 51**

This is an application for a variance to allow a deck to have a rear yard setback of 4' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-20 zoning district.

#47/16

**Property Address: 209 Crompond Rd.
Section 37.14, Block 2, Lot 8**

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 located in an R1-10 zoning district.

#48/16

**Property Address: 209 Crompond Rd.
Section 37.14, Block 2, Lot 8**

This is an application to modify an existing special use permit for a day care facility per 300-53 of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

#49/16

**Property Address: 209 Crompond Rd.
Section 37.14, Block 2, Lot 8**

This is an application for a variance to allow an addition to a daycare facility to have a building coverage of 10057.5 sq. ft. where 7404 sq. ft. is the maximum allowed per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

#50/16

**Property Address: 3324 Lookout Street
Section 16.17, Block 1, Lot 76**

This is an application to allow an addition to have a front yard setback of 15' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

#51/16

**Property Address: 1146 Glen Rd.
Section 16.10, Block 2, Lot 10**

This is an application for variances to legalize an existing screen room. The screen room has a side yard setback of 12.8' where 15' are required and a combined side yard setback of 26.09' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located 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, June 23, 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:

#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.

#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 use and area variances to allow 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