

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

July 28, 2016

6:30 p.m.

ADDED AGENDA

#51/16

**Property Address: 800 Granite Springs Road
Section 27.17, Block 1, Lot 10**

This is an application to renew a special use permit for a limited office use per 300-51 of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning District.

#52/16

**Property Address: 3806 Indian Hill Road
Section 5.20, Block 1, Lot 4**

This is an application for a variance to legalize an existing deck that has a front yard setback of 53.5' where 75' are required and a side yard setback of 3.5' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-160 Zoning District.

#53/16

**Property Address: 225 Elm Road
Section 27.6, Block 1, Lot 57**

This is an application for a variance to allow a pool to have a front yard setback of 10' 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.

#54/16

**Property Address: 3318 Shelley Street
Section 16.17, Block 2, Lot 65**

This is an application for a variance to allow an AC unit to have a side yard setback of 13.5' where 15' 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.

#55/16

Property Address: 2413 Hawthorne Drive
Section 37.5, Block 1, Lot 4

This is an application for a variance to allow a garage to have a side yard setback of 10' where 15' are required and a combined side yard setback of 30.7' 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.

#56/16

Property Address: 1340 Baptist Church Road
Section 47.14, Block 1, Lot 10

This is an application for a variance to allow an AC unit to have a side yard setback of 1.1' where 30' are required and a combined side yard setback of 32.1' where 80' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-160 Zoning District.

#57/16

Property Address: 302 Lewis Ave.
Section 48.7, Block 3, Lot 41

This is an application for variances to legalize a structure that has a front yard setback of 24.8' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code and a side yard setback of 25.23' where 30' are required per 300-13 of the Town of Yorktown Zoning Code. This property is located 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, September 8, 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:

#33/16

Property Address: 3197 Rocky Place
Section 26.05, Bloc 1, Lot 18

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 and to allow a wall & fence in the side & rear yards with a maximum height of 10'9" where the maximum height permitted is 4'5" in the side & 6.5' in the rear, as per 300-13 of the Town Zoning Code. This property is in an R1-10 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.

#39/16

Property Address: 1564 Kimble Ave.
Section 15.16, Block 2, Lot 63

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 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 renew 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: 1233 Baldwin Rd.
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: 2090 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: 2090 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: 2090 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 and shed. 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. The shed has a side 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.