

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**September 15, 2016**

**6:30 p.m.**

**ADDED AGENDA**

**#58/16**

**Property Address: 222 Crompond Rd.  
Section 26.05, Block 1, Lot 18**

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 R1-20 Zoning district.

**#59/16**

**Property Address: 586 Madison Court  
Section 37.9, Block 1, Lot 23**

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 R1-20 Zoning district.

**#60/16**

**Property Address: 2845 Strang Blvd.  
Section 26.11, Block 1, Lot 95**

This is an application for a variance to legalize a pool deck that has a side yard setback of 9' 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.

**#61/16**

**Property Address: 2173 Allan Ave.  
Section 37.14, Block 1, Lot 8**

This is an application for a variance to allow an addition to have a front yard setback of 20.43' 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.

**#62/16**

**Property Address: 1565 Baldwin Rd.  
Section 47.08, Block 1, Lot 3**

This is an application for a variance to allow an addition to have a side yard setback of 12.54' where 20' are required and a rear yard setback of 16.75' where 50' 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.

#63/16

**Property Address: 2721 Larkspur St.**  
**Section 26.15, Block 2, Lot 35**

This is an application for a variance to allow an addition to have a front yard setback of 35' where 40' are required and a side yard setback of 12.5' where 15' are required and a combined side yard setback of 38' 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.

#64/16

**Property Address: 149 Burgess Rd.**  
**Section 37.15, Block 2, Lot 47**

This is an application for a variance to allow an addition to have a side yard setback of 17' 5<sup>3</sup>/<sub>4</sub>" where 30' are required and a rear yard setback of 28' 8<sup>1</sup>/<sub>2</sub>" where 30' are required per 300-21 and appendix A of the Town of Yorktown Zoning Code.

#65/16

**Property Address: 1791 Parmley Rd**  
**Section 25.7, Block 1, Lot 13**

This is an application for a variance to allow an existing addition to have a front yard setback of 21.5' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 Zoning District.

#66/16

**Property Address: 1280 Echo Hill**  
**Section 47.19 Block 1, Lot 22**

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

#67/16

**Property Address: 1572 Wenonah Trail**  
**Section 25.08, Block 2, Lot 52**

This is an application to allow an addition to have a side yard setback of 3.1' where 12' are required and a combined side yard setback of 21.3' 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.

## **ADJOURNED AGENDA**

#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.

#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.

#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.

#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.

**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 15, 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:**

#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: 1710 Paine St.**  
**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.