

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

DECEMBER 8, 2016

6:30 p.m.

CORRECTION- APPROVAL OF VARIANCE

#61/16

Section 37.14, Block 1, Lot 8

Property Address:

2173 Allan Ave.

This is an application for a variance to allow an addition to have a front yard setback of 14.83' 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.

ADDED AGENDA

#71/16

Property Address: 2019 Etna Place

Section 37.14, Block 1, Lot 88

This is an application to allow an existing accessory structure with a front yard setback of 22' where a minimum of 30' is required and a side yard setback of 9.5' where a minimum of 12' is required per Section 300-21 and Appendix A of the Yorktown Zoning Code. This property is in an R1-10 Zoning District.

#76/16

Property Address: 3006 Crompond Rd.

Section 26.19, Block 1, Lot 29 &30

This is an application for a special use permit for an accessory apartment. This property is located in an R1-20 zoning district.

#77/16

Property Address: 2248 Edward Lane

Section 36.11, Block 1, Lot 5

This is an application for a renewal of special use permit for an accessory apartment and a variance from Zoning Code § 300-38K of special permit requirements for accessory apartments where "any lot with respect to which a special use permit for an accessory dwelling unit has been granted shall be ineligible for a special use permit to store, park or stand any commercial vehicle or trailer" and the applicant has applied for a special permit to store a commercial vehicle at the premises (§300-62). This property is located in a R1-20 zone.

#78/16

Property Address: 2248 Edward Lane
Section 36.11, Block 1, Lot 5

This is an application for a special use permit for the storage of a commercial vehicle on a residential property as per section 300-62 of the Town Zoning Code. This property is located in a R1-20 zone.

#79/16

Property Address: 1763 Parmly Rd.
Section 25.08, Block 1, Lot 95

This is an application for an addition on a lot with an existing frontage of 65' where 80' is required. The addition will also have a front yard setback of 20.1' where 30' is required and a rear yard setback of 5'6" where a minimum of 30' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

#80/16

Property Address: 2735 Hyatt St.
Section 27.14, Block 2, Lot 6

This is an application for a proposed rear addition, with a rear yard setback of 19'5" where a minimum of 30' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

#81/16

Property Address: 3325 Curry St.
Section 17.14, Block 1, Lot 62

This is an application for an existing accessory structure with a side yard setback of 10'6" where a minimum of 15' is required and a combined side yard setback of 36.35' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

ADJOURNED AGENDA

#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.

#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.

#62/16

**Property Address: 1565 Old 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

#66/16

**Property Address: 1280 Echo Hill Path
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.

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

#68/16

**Property Address: 1590 Westview Dr.
Section 48.09, Block 1, Lot 17**

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 R1-40 zoning district.

#69/16

**Property Address: 1822 Morris Lane
Section 25.16, Block 1, Lot 5**

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 R1-20 Zoning District.

#70/16

**Property Address: 2175 Sultana Dr.
Section 37.19, Block 1, Lot 76**

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 R1-40 Zoning District.

#72/16

Property Address: 3208 Douglas Dr.

Section 17.19, Block 1, Lot 47

This is an application to allow an existing extension with a rear yard setback of 36.08 feet where a minimum of 40 feet is required as per section 300-21 and Appendix A of the Yorktown Zoning Code. This property is in an R1-20 Zoning District.

#73/16

Property Address: 415 Spring Drive

Section 48.18, Block 2, Lot 41

This is an application to allow a proposed addition with a front yard setback of 48.5 feet where a minimum of 50' is required as per section 300-21 and Appendix A of the Yorktown Zoning Code. This property is in an R1-40 Zoning District.

#74/16

Property Address: 1280 Echo Hill Path

Section 47.19 Block 1, Lot 22

This is an application for a variance pertaining to a proposed accessory apartment (special use permit, Section 300-38 of the Town of Yorktown Zoning Code) where the proposed accessory apartment will have a usable floor area of 1240 square feet which exceeds the maximum permitted 800 square feet, and which exceeds 33% of the usable floor area of the main building as per Section 300-38 (B) (5). This property is located in an R1-80 Zoning District.

#75/16

Property Address: 2605 Flagg Place

Section 26.20 Block 1, Lot 21

This is an application to allow a new AC condenser (exits) with a side yard setback of 11' where a minimum of 4' is required. A combined side yard setback of 37.58' where a minimum of 40' is required as per 300.21 and Appendix A of Town Zoning Code. This property is in an R1-20 Zoning District.