

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
February 23, 2023
6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

CURCIO

#5/23

**Property Address: 1458 Old Logging Rd
Section 47.17 Block 1 Lot 23**

This is an application to allow construction of an accessory building that requires a front setback of 18 ft where 75 ft is allowed as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-80 zone.

DIFROSCIA

#7/23

**Property Address: 1724 Central Street
Section 48.14, Block 1, Lot 38**

This is an application to allow construction of an addition of attached garage with a side yard variance of 5.06 ft where 12 ft is required and a combined side yard setback of 17.91 ft where 24 ft is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

ADJOURNED

CARVALHO adjourned- requested by applicant

#44/20

**Property Address: 1681 Summit St.
Section 48.07, Block 2, Lot 9**

This is an application to subdivide a lot creating 2 lots under the required 10,000s.f. where a minimum of 20,000 s.f. is required. This property is located in a R1-10 zone.

GRACE adjourned- requested by applicant

#45/20

**Property Address: 959 Hanover St.
Section 59.07, Block 1, Lot 4**

This is an application to allow a caretaker's cottage as per 300-47 of the Town Code. This property is in a R1-80 zone.

CLIFFORD adjourned

#22/22

**Property Address: 1625 Central St.
Section 48.07, Block 2, Lot 28**

This is an application to allow the sub-division of an existing single-family lot into two non-conforming lots. One fronting on Central Street and one fronting on Summit Street.

ELEZAJ- adjourned

#39/22

**Property Address: 1658 Amazon Rd.
Section 25.12, Block 2, Lot 32**

This is an application to legalize three (3) accessory apartments in a single family home with an existing non-conforming cottage making the total of four (4) dwelling units in a single family district.

ELEZAJ adjourned

#40/22

**Property Address: 1658 Amazon Rd.
Section 25.12, Block 2, Lot 32**

This is an application to allow two (2) primary structures on a lot where one (1) is permitted as per section 300-21C(1)(a)[1], to allow a combined floor area of 3 accessory apartments of 1835 square feet where 800 square feet accessory apartment is permitted as per section 300-38B(5), to allow usage of property that is not owner occupied as per section 300-38B(8), and to allow four (4) accessory apartments where one (1) is permitted in a R1-40 zone as per section 300-38B(9).

O'DONNELL adjourned by applicant

#51/22

**Property Address: 1405 Turus Ln.
Section 16.17, Block 1, Lot 48**

This is an application to allow a 6'6" fence located in the front yard where 4'5" is permitted as per section 300-13F and Appendix A of the Town Zoning Code.

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, January 26, 2023 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:

MENDOZA

#1/23

**Property Address: 1824 Hanover Street
Section 37.19, Block 3 Lot 32**

This is an application for a renewal of a special use permit for an accessory apartment.

VUKAJ

#2/23

**Property Address: 2838 Kent Lane
Section 27.10 Block 2 Lot 15**

This is an application for an addition that will require a variance for a front yard setback of 24.98 ft where 30 ft is required as per section 300-21 and Appendix A of the town Zoning Code.

BISACCIA

#3/23

**Property Address: 2501 Dunning Dr
Section: 27.18 Block 1 Lot 19**

This is an application for a renewal of a special use permit for an accessory apartment.

LUMI

#4/23

Property address: 2226 Crompond Rd

Section: 37.09 Block: 1 Lot: 66

This is an application for a renewal of a special use permit for an accessory apartment.

ALIHAJDARAJ

#54/22

Property Address: 830 Barberry Rd.

Section 26.12, Block 1, Lot 14

This is an application to allow a fence with a height of 6.6 ft. in the front yard where 4.5 ft. is permitted as per section 300-13F of the Town Zoning Code.

KURTI

#57/22

Property Address: 1655 Central Street

Section 48.07, Block 2, Lot 31

This is an application to construct a new single-family residence with a lot area of 5,000 sq. ft. where 20,000 sq. ft. is required and lot width of 50ft. where 80ft. is required as per section 300-21 and Appendix A of the Town Zoning Code.