

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

March 16, 2023

6:30 p.m.

**Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

SAVASTANO

#8/23

Property Address: 950 Starlight Rd

Section: 59.10 Block 2 Lot 14

This is an application for a non-conforming structure that requires the following variances: Building coverage of 12.66% where 10% is allowed; width at main building of 100 ft where 200 ft is req; Depth at main building of 100 ft where 200 ft is req; Road frontage of 100 ft where 200 ft is req; Front yard setback of 10 ft where 75 ft is req; Rear yard setback of 32 ft where 75 ft is req; Side yard setback of 14.9 ft where 30 ft is req; and Total of two sides setback of 64.9 ft where 80 ft is req. For Garage: front setback if 60 ft where 75 ft is req; and building height of 18 ft where 15 ft is req.

This property is non-conforming with a lot area of 15,000 sq. ft where 80,000 sq. feet is req as per section 300-21 and Appendix A of the Town Zoning Ordinance.

PERSICHETTI

#9/23

Property Address: 1344 Edcris Rd

Section 36.10, Block 2 Lot 34

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

URBAN

#10/23

Property Address: 621 Rachel Drive

Section 16.20, Block 1 Lot 46

This is an application to allow construction of an 8 ft fence in the rear yard where 6' 6" is the maximum height permitted as per 300-13F and Appendix A of the Town Zoning Code.

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.

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, March 16, 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:

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 variances for a rear yard setback of 24.26 ft where 30 ft is required, a side yard variance of 10.70 ft where 12 ft is required and combined side yards of 24.98 ft where 42 ft is required as per section 300-21 and Appendix A of the town Zoning Code.

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 side setback of 18 ft where 30 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.