

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS**

**May 25, 2023**

**6:30 p.m.**

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

**NEW BUSINESS**

**NEWMAN**

**#18/23**

**Property Address: 388 London Rd**

**Section 17.17, Block 3 Lot 27**

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

**HENSON**

**#19/23**

**Property Address: 2781 Hyatt Street**

**Section: 27.10 Block: 2 Lot: 5**

This is an application for a two-story addition that will require variances for a rear yard setback of 12.81 sq ft where 30 ft is required and is on a non-conforming lot of 8864 sq ft where 20,000 sq ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

**ALEXANDRE**

**#20/23**

**Property Address: 2107 La Voie Ct**

**Section: 37.09 Block: 1 Lot: 2**

This is an application to allow a chicken coop in a front yard (yard was determined by a previous variance #80/93) that will require a variance of 30 sq ft where 40 ft is required and a lot size of 20,226 sq ft where 40,000 sq. ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

**ADJOURNED**

**CARVALHO**

**#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**

**#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- Adjoined by applicant #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 Adjoined by applicant #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.

**GUZMAN adjourned- mailings not in order #14/23**  
**Property Address: 395 Hallocks Mill Rd**  
**Section 37.10, Block 1 Lot 36**

This is an application for a renewal and enlargement of an accessory apartment in a single-family home that requires a special permit as per 300-38 of the Towns Zoning Code and a variance for the proposed apartment to be 893 sq ft where 800 sq ft is required per 300-38B (5) 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, May 25, 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:**

**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.

**FALCONE**

**#17/23**

**Property Address: 1450 East Main Street**

**Section: 16.09 Block: 2 Lot: 6**

This is an application to reconstruct an existing multi family dwelling that has been approved by a variance dated July 29, 1976 for 3 dwelling units, where the applicant is requesting 4 dwelling units. This application will require a front yard variance of 22 ft where 40 ft is required, as per section 300-21 and Appendix A of the Town Zoning Code.

**GELBMAN**

**#11/23**

**Property Address: 1881 Morningview Dr**

**Section 48.09, Block 1 Lot 26**

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

**STEVENSON**

**#12/23**

**Property Address: 2801 Crescent Dr**

**Section: 26.15 Block: 2 Lot: 7**

This is an application for an addition that will require variances for a front yard setback of 32.99 ft where 40 ft is required and a side yard variance (corner lot) of 26.31 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

**CICERO**

**#13/23**

**Property Address: 1575 Journeys End Rd**

**Section: 69.10 Block: 1 Lot: 15**

This is an application for an addition to the rear of an existing non-conforming structure that requires a variance for a front yard setback of 8.3 ft where 75 ft is required and lot area of 38,369.68 sq ft where 200,000 sq ft is required, as per section 300-21 and Appendix A of the Town Zoning Code.

**PALMIOTTO**

**#15/23**

**Property Address: 3213 Mohegan Ave**

**Section: 25.08 Block: 3 Lot: 25**

This is an application to allow construction of a 2<sup>nd</sup> story addition that will require variances for: a front yard setback of 17'9" ft where 30 ft is required and a side yard variance of 7'9" ft where 12 ft is required. A total of 2 sides of 19'6" ft where 24 ft is required and a non-conforming lot of 7,580 sq. ft. where 20,000 sq. ft as per section 300-21 and Appendix A of the Town Zoning Code. A previous variance (#65/94) was granted.

**YORKTOWN 6N- HOLDINGS, LLC**

**#16/23**

**Property Address: 670 East Main Street**

**Section: 16.08 Block: 1 Lot 34**

This is an application to construct (4) two story, three bedroom townhouses on 0.52 acres that will require the following variances: Floor area ratio of 0.27 where 0.23 is required, Front yard setback of 25 feet where 50 ft is required, Side yard setback of 23'11" where 50 ft is required, Rear yard setback of 25 ft, where 50 ft is required, Building separation of 72'1" where 90 ft is required, and Lot depth of 116.4 ft, where 150 ft is required in the R-3 zone.

