

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

June 22, 2023

6:30 p.m.

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

NEW BUSINESS

BOGA

#21/23

Property Address: 3747 Briarhill St

Section 15.08, Block 2 Lot 3

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

ABRAMS

#22/23

Property Address: 3461 Sagamore Ave

Section 15.16, Block 2 Lot 12

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

DUENAS

#23/23

Property Address: 3873 Eleanor Dr

Section 15.08, Block 1, Lot 16

This is an application to construct a new front portico that requires a front yard setback of 36.44 ft where 40 ft is required as per 300-21 and Appendix A of the Town Zoning Code. This property is in a R1-20 zone. A building permit and a Certificate of Occupancy will be required.

HOFFMAN

#24/23

Property Address: 3808 Old Crompond Rd

Section 38.08, Block 1 Lot 32

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

ADJOURNED

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.

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-

#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

#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

#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, June 22, 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:

GUZMAN

#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.

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.