

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
September 14, 2023**

6:30 p.m.

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

NEW BUSINESS

MILES FOR SMILES

#29/23

Property Address: 363 Hill Blvd

Section 16.08, Block 1, Lot 1

This is an application for a special use permit to allow a child care facility, Miles for Smiles, for approximately 51 children to occupy a tenant space in the Lourdes Shopping Center.

ORELLANA

#30/23

Property Address: 748 Locksley Rd

Section 26.20, Block 1, Lot 33

This is an application for a special use permit to construct a new accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code.

RIZZO

#31/23

Property Address: 3443 Lakeside Dr

Section 15.16, Block 2, Lot 39

This is an application to construct a spiral staircase off the rear deck with a setback of 1.25 ft where 10 ft is required as per 300-21 of the Town Zoning Code. A previous variance #39/20 was granted for the existing deck.

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.

BLACK MOUNTAIN CAPITAL

#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.

BLACK MOUNTAIN CAPITAL

#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.

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.

MCNAMEE adjourned by applicant

#25/23

Property Address: 2784 Holly Street

Section 26.16, Block 1, Lot 27

This is an application to allow a 6' vinyl fence in a front yard where 4 ft 6 in is permitted as per section 300-13F 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, September 14th, 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:

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.

SVENJAK

#26/23

Property Address: 264 Fox Croft Lane

Section 17.10, Block 1, Lot 88

This is an application to legalize a shed with a side yard of 3'6" where 10 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

IQBAL

#27/23

Property Address: 2800 Sarles Dr

Section 27.10, Block 3, Lot 32

This is an application for a building permit to construct an addition that will require the following variances: side yard setback of 13' 6" ft where 15 ft is required, a combined yard variance of 33' 6" ft where 40 ft is required and a rear yard setback of 33' 6" ft where 40 ft is required. This property has a non-conforming lot area of 13,137 sq. ft where 20,000 sq. ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

SCHILSKY

#28/23

Property Address: 815 Old Kitchawan rd

Section 17.09, Block 1, Lot 20

This is an application to construct a tennis court which requires a front yard variance of 38 ft where 75 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

