

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

October 26th, 2023

6:30 p.m.

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

NEW BUSINESS

RUSSO

#33/23

Property Address: 3085 Uncas St

Section 25.12, Block 2, Lot 52

This is an application to construct a deck and swimming pool that will require a side yard variance of 5.55 ft where 10 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

REXHEPI

#34/23

Property Address: 2965 Mead St

Section 27.05, Block 1, Lot 44

This is an application to construct an addition that will require a front yard variance of 36 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

D'AVELLA

#35/23

Property Address: 2423 Hunterbrook Rd

Section 36.05, Block 2, Lot 52

This is an application to construct a detached garage that will require a side yard variance of 5 ft where 10 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

GOJCAJ

#36/23

Property Address: 1204 Underhill Ave

Section 47.20, Block 1, Lot 6

This is an application to legalize an already built garage that has a side yard setback of 16.7 ft where 30 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.

MCNAMEE

#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.

IQBAL **Adjourned by applicant**

#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.

ORELLANA **Adjourned- Mailings Not in Order**

#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.

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, October 26th, 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:

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.