

**MINUTES OF THE YORKTOWN ZONING BOARD OF APPEALS
APRIL 25TH, 2024**

The regular monthly meeting was held for the Zoning Board of Appeals, Town of Yorktown, at the Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York, April 25th, 2024. The meeting began at 6:30 p.m.

The following members of the board were present:

John Meisterich, Acting Chairman
Robert Fahey
William Gregory

Also present are, Adam Rodriguez, Special Counsel, and Nisreen Khoury
The meeting was aired on Channel 20 Cablevision and Channel 33 Verizon Fios.

It was announced that the next public hearing would be held May 23rd, 2024, site visits are scheduled for May 18th, 2024. Mailings are to be sent from April 29th to May 8th, 2024.

NEW BUSINESS

76 ROUTE 6 HOLDINGS

#09/24

Property Address:

**76 Route 6 Section 6.18,
Block 1, Lot 37**

This is an application of the Planning Board under Town Code § 300-201(A) for an interpretation of Town Code § 300-97(A), specifically, whether a 200- or 100-foot setback applies to this project. In the event the 200 ft setback applies, applicant is seeking an area variance of 200 ft as per Section 300-97(A) of the Town Zoning Code.

Upon motion by Gregory, seconded by Fahey and unanimously voted in favor by Gregory, Fahey, and Meisterich, this item was scheduled for a Public Hearing on May 23rd, 2024, and referred to the Building Department, Planning Board, and Town Attorney.

SIGNS INK

#10/24

Property Address:

**335 Downing Dr Section
37.18, Block 2, Lot 56**

This is an application for a variance for multiple signs on the front, rear and side of the building as follows:

Front(south) – 246.7 square feet facade sign, plus 2 - column signs totaling 9.4 square feet, Totaling 257.1 square feet. These signs have 111 square feet of frontage, plus is 199.7 square feet above the setback requirement that increase the allowable sign square footage by 50 square ft.

Total allowable sign 161 sq. ft

Total area of signs requested 257.1 sq. ft

Total variance requested 96.1 sq. ft

Rear(north) – A variance is required for a sign of 128.6 square feet where 111 square ft is allowed.

Side (west) – A variance is required for a sign that is 128.6 square feet where no signs are allowed.

Upon motion by Meisterich, seconded by Fahey and unanimously voted in favor by Gregory, Fahey, and Meisterich, this item was scheduled for a Public Hearing on May 23rd, 2024, Site Visit on May 18th, 2024, and referred to the Building Department, Planning Department, and ABACA.

PILLAI #11/24 This is an application to legalize an existing deck with a setback of 4.8 ft where 10 ft is required, as per Section 300-21 and Appendix A of the Town Zoning Code.
Property Address:
3786 Indian Hill Rd
Section 5.20, Block 1, Lot 3
Upon motion by Meisterich, seconded by Fahey and unanimously voted in favor by Gregory, Fahey, and Meisterich, this item was scheduled for a Public Hearing on May 23rd, 2024, Site Visit on May 18th, 2024, and referred to the Building Department.

CONTINUED PUBLIC HEARINGS

DAMIANO #01/24 This is an application for a special use permit for a new accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code.
Property Address:
756 Hanover
Section 59.11, Block 1, Lot 19
Not open. Adjourned.

CUNHA #05/24 This is an application to construct a new two-family dwelling with a lot size of 10,000 sq. ft where 20,000 sq. ft is required as per section 300-21 and Appendix A of the Town Zoning Code.
Property Address:
Summit Street
Section 37.19, Block 1, Lot 78
Not open. Adjourned.

SUMMA #06/24 This is an application for a special use permit for an accessory apartment for new owner that requires a special use permit as per 300-38 of the Town Zoning Code.
Property Address:
356 Hallocks Mill Rd
Section 37.10, Block 1, Lot 16
Not open. Adjourned.

POLCHA #07/24 This is an application to legalize a deck with a pergola with a rear yard setback of 2 ft where 10 ft is required for accessory structures as per 300-21 and Appendix A of the Town Zoning Code.
Property Address:
201 Friends Rd
Section 37.15, Block 1, Lot 3
Not open. Adjourned.

LYNCH #08/24 This is an application to construct an addition with a rear yard setback of 38 ft where 50 ft is required as per 300-21 and Appendix A of the Town Zoning Code.
Property Address:
1496 Heights Dr
Section 48.09, Block 1, Lot 14
Not open. Adjourned.

NEW PUBLIC HEARING

No Public Hearing.

Meeting adjourned at 6:47pm
Happy Zoning!