

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
April 25<sup>th</sup>, 2024  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**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.

**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. f

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.

**PILLAI**

**#11/24**

**Property Address: 3786 Indian Hill Rd  
Section 5.20, Block 1, Lot 3**

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.

**ADJOURNED**

**DAMIANO**

**ADJOURNED**

**#01/24**

**Property Address: 756 Hanover  
Section 59.11, Block 1, Lot 19**

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.

**CUNHA**

**ADJOURNED**

**#05/24**

**Property Address: Summit Street (ADDRESS TBD)  
Section 37.19, Block 1, Lot 78**

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.

**SUMMA      **ADJOURNED****

**#06/24**

**Property Address: 356 Hallocks Mill Rd**

**Section 37.10, Block 1, Lot 16**

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.

**POLCHA      **ADJOURNED****

**#07/24**

**Property Address: 201 Friends Rd**

**Section 37.15, Block 1, Lot 3**

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.

**LYNCH      **ADJOURNED****

**#08/24**

**Property Address: 1496 Heights Dr**

**Section 48.09, Block 1, Lot 14**

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.

**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, April 25<sup>th</sup>, 2024 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:**

**PUBLIC HEARING ADJOURNED- PUBLIC AD NOT PUBLISHED**