

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

NEW BUSINESS

DAVIS

#21/24

**Property Address: 90 Timberlane Ct
Section 47.16, Block 1, Lot 2**

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

ALVORD

#22/24

**Property Address: 595 Madison Ct
Section 37.09, Block 1, Lot 12**

This is an application to construct a new garage over an existing footprint of a garage with a side yard setback of 3.6 ft where 15 ft is required per section 300-21 and Appendix A of the Town Zoning Code.

CICERO

#23/24

**Property Address: 1575 Journey End Rd
Section 69.10, Block 1, Lot 15**

This is an application for a variance for a combination of wall and a fence with a height of 7.5 located along the front property line where 4.5 ft is allowed per 300-13F 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.

SACCIO

ADJOURNED BY APPLICANT

#15/24

**Property Address: 2261 Ridge Rd
Section 37.06, Block 1, Lot 4**

This is an application for a special use permit to allow a chicken coop that requires a special use permit as per 300-81 of the Town Zoning Code.

CATALIOTI WITHDRAWN BY APPLICANT

#14/24

**Property Address: 1543 Hanover
Section 48.11, Block 3, Lot 20**

This is an application for a renewal of a special use permit for an 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, July 25th, 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:

SHORT

#12/24

**Property Address: 1300 Baldwin Rd
Section 47.16, Block 1, Lot 2**

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

AHMED

#13/24

**Property Address: 1271 Fairhills Dr
Section 69.16, Block 1, Lot 10**

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

AHEARN

#16/24

**Property Address: 2103 Laurel Ct
Section 37.10, Block 1, Lot 9**

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

CONRAD

#17/24

**Property Address: 1225 Williams Dr
Section 5.17, Block 1, Lot 22**

This is an application for a variance to allow an 8 for located in the rear yard where 6.5 ft is allowed per 300-13F and Appendix A of the Town Zoning Code.

MCANN

#19/24

**Property Address: 3701 Old Crompond Rd.
Section 36.05, Block 2, Lot 71**

This is an application for an addition requesting a variance for a side yard setback of 36.27 ft where 40 ft is required as per 300-21 and Appendix A of the Town Zoning Code.

GHIRARDI

#20/24

Property Address: 1439 Trout Brook Dr

Section 48.14, Block 2, Lot 15

This is an application to legalize and already built deck that requires a side yard setback of 4.6 ft where 10 ft is required. The application also includes a legalization of a shed that requires variances for a side yard setback if 2.9 ft where 10 ft is required and a rear yard setback of 7.8ft where 10 ft is required. All as per section 300-21 and Appendix of the Town Zoning Code.

76 Route 6 Holdings Inc

#18/24

Property Address: 76 Route 6

Section 6.18, Block 1, Lot 37

As per the Zoning Boards interpretation that residential districts outside of Yorktown must be considered under section 300-97(A) to determine proper setback, the applicant must request a variance for construction of a new building with a 101 ft setback from a residential district that requires 200 ft as per 300-97 and 300-21 of the Town Zoning Code.