

TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
September 12th, 2024
6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598

NEW BUSINESS

HAIGHT

#24/24

Property Address: 1228 East Main St
Section 16.10, Block 2, Lot 76

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.

O'NEILL

#25/24

Property Address: 3719 Mill St
Section 16.05, Block 3, 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.

GAZZOLA

#26/24

Property Address: 1281 McKeel St
Section 48.18, Block 1, Lot 29

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

NAKHLA

#27/24

Property Address: 2717 Quinlan St
Section 27.13, Block 1, Lot 38

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

BHUTTI

#28/24

Property Address: 3214 Quinlan St
Section 17.17, Block 1, Lot 24

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

ERBEN

#29/24

Property Address: 914 Barberrry St
Section 26.11, Block 1, Lot 23

This is an application to construct an addition and a covered front porch with a front yard setback of 37 ft where 40 ft is required per section 300-21 and Appendix A of the Town Zoning Code.

LEFKOWITZ

#30/24

Property Address: 2057 La Voie Ct
Section 37.13, Block 1, Lot 18

This is an application to construct an addition to create an accessory apartment that will require side yard variances as follows: one side yard of 8 ft where 15 ft is required and a combined side yard of 26.8 ft where 40 ft is required per section 300-21 and Appendix A of the Town Zoning Code.

LEFKOWITZ

#31/24

**Property Address: 2057 La Voie Ct
Section 37.13, Block 1, Lot 18**

This is an application to create a NEW accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code

VELLUCCI

#32/24

**Property Address: 3675 Curry St
Section 17.06, Block 1, Lot 32**

This is an application to construct an addition to create an accessory apartment that will require a side yard variance of 12.95 ft where 15 ft is required per section 300-21 and Appendix A of the Town Zoning Code.

VELLUCCI

#33/24

**Property Address: 3675 Curry St
Section 17.06, Block 1, Lot 32**

This is an application to create a NEW accessory apartment that requires a special use permit as per 300-38 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- NOTICES NOT SENT

#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.

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.

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 12th, 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:

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 Journeys 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.