

**MINUTES OF THE YORKTOWN ZONING BOARD OF APPEALS  
OCTOBER 24<sup>TH</sup>, 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, October 24<sup>th</sup>, 2024. The meeting began at 6:30 p.m.

The following members of the board were present:

John Meisterich, Chairman  
Anthony Altimari  
William Gregory  
Anthony Tripodi

Also present are, Adam Rodriguez, Special Counsel, and Nisreen Khoury, Legal Assistant.

The meeting was aired on Channel 20 Cablevision and Channel 33 Verizon Fios.

It was announced that the next public hearing would be held December 12<sup>th</sup>, 2024, site visits are scheduled for December 7<sup>th</sup>, 2024. Mailings are to be sent from November 18<sup>th</sup> to November 27<sup>th</sup>, 2024.

**NEW BUSINESS**

**DIULIO #34/24** 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.  
**Property Address:**  
**1587 Cross St**  
**Section 15.8, Block 1, Lot 52**

Upon motion by Meisterich, seconded by Tripodi and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item will be handled administratively.

**POGGIOREALE #35/24** This is an application for a NEW children's day care center that requires a special use permit as per 300-53 of the Town Zoning Code.  
**Property Address:**  
**2829 Crompond Rd**  
**Section 26.20, Block 2, Lot 3**

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on December 12<sup>th</sup>, 2024, Site Visit on December 7<sup>th</sup>, 2024, and referred to the Building Department, Planning Board for site plan approval, Conservation Board and Town Engineer.

**MUSHKOLAJ #36/24** 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.  
**Property Address:**  
**3551 Buckhorn St.**  
**Section 16.10, Block 44, Lot 13**

Upon motion by Meisterich, seconded by Tripodi and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on December 12<sup>th</sup>, 2024, Site Visit on December 7<sup>th</sup>, 2024, and referred to the Building Department.

**MORGAN #37/24** This is an application for a pre-built detached garage that will need a side yard setback of 17 ft where 20 ft is required and a front yard setback of 20 ft where 40 ft is required per section 300-  
**Property Address:**  
**3450 Spruce St**

**Section 16.13, Block 2, Lot 23** 21 and Appendix A of the Town Zoning Code.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on December 12<sup>th</sup>, 2024, Site Visit on December 7<sup>th</sup>, 2024, and referred to the Building Department.

**SINGELAKIS #38/24** This is an application for an addition on a corner lot that will require a side yard variance of 25 ft where 40 ft is required as required per section 300-21 and Appendix A of the Town Zoning Code.  
**Property Address:**  
**691 Oakside**  
**Section 16.16, Block 2, Lot 15**

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on December 12<sup>th</sup>, 2024, Site Visit on December 7<sup>th</sup>, 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**

Christopher Damiano appeared before the Board.

Mr. Damiano said I was waiting on the Department of Health to get back to me on the septic system. I am in the process of getting a septic engineer to come out as part of the program. So, I am going to need a few more months probably until the work gets completed, and they are going to do all the inspections and everything like that.

Chairman Meisterich said the only thing we had had in the past was basically the Building Inspector flagging those things that needed to be rectified.

Mr. Damiano said the septic system has really been holding up the whole process.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item was 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. Adjournment requested by applicant.

**SACCIO #15/24** 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.  
**Property Address:**  
**2261 Ridge Rd**  
**Section 37.06, Block 1, Lot 4**

Mailings and sin certification in order.

Philip Saccio appeared before the Board.

Mr. Saccio said all the mailers have been sent out, all the documents have been submitted.

Memo from the Assistant Building Inspector, dated July 8, 2024 states:

I inspected this property on July 8, 2024 and I have no objections to granting a special permit.

Mr. Gregory said there was a question I believe about the distance from the property line, supposed to be 30ft., are you aware of that.

Mr. Saccio said I was not aware of that, I am aware now.

Mr. Gregory said the coop has to be 30ft. from the property line. I know that was an issue when we looked at it couple months ago. There was a question whether or not it was too close to the property

line. So just be aware it has got to be 30ft. from the property line, 50ft. from any residential building. You probably should contact the Building Department to make sure you are siting it in a proper spot. Other than that, I think that was the full extent of this application.

Mr. Tripodi asked how many chickens are you planning to have.

Mr. Saccio said 4.

Upon motion by Meisterich, seconded by Alltimari, and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the 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, was granted for a period of one (1) year, with the stipulation that the setbacks that have been discussed are adhered to.

**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.

Adjourned by applicant.

### **NEW PUBLIC HEARING**

**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.

Mailings and sign certification in order.

Memo from the Assistant Building Inspector, dated October 21, 2024 states:

This is an application for a renewal of special permit for an accessory apartment as per 300- 38 of the Towns Zoning Code. This property is in the R1- 20.

I inspected this property on October 21, 2024 and I have no objections to granting a renewal for a special use permit.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application for a renewal of an accessory apartment that requires a special use permit was granted for a period of three (3) years.

**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.

Mailing and sign certification in order.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

This is an application for a renewal of special permit for an accessory apartment as per 300- 38 of the Towns Zoning Code. This property is in the R1- 20.

I inspected this property on October 16, 2024 and found no violations. I have no objections to granting a renewal for a special permit.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application for a renewal of an accessory apartment that requires a special use permit was granted for a period of three (3) years.

**GAZZOLA #26/24** 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  
**Property Address:**  
**1281 McKeel St**

**Section 48.18, Block 1, Lot 29**

Mailings and sign certification in order.

Lauren Gazzola appeared before the Board.

Chairman Meisterich said we did a site visit a week ago, so it is an existing situation. So, we are legalizing what is there.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

This is an application for requesting a special permit to allow a chicken coop as per 300- 81. 3 of the Towns Zoning Code. This property is in the R1- 40.

I inspected this property on October 16, 2024 and found an already existing coop with chickens.

This is a legalization of an already built fowl coop and run. I have no objections to granting a special permit.

Ms. Gazzola said we have a run attached with a coop and there are eleven (11) chickens in them.

Chairman Meisterich said there are no roosters I take it.

Ms. Gazzola said no roosters, defeat the purpose of what we want, we have seven (7) children, so we just want to be able to feed them fresh eggs.

Chairman Meisterich said there is supposed to be screening, We just discussed it with the last application, 30ft., it looks like you are 30ft. off the property line.

Ms. Gazzola said way off 30ft. from any property lines.

Chairman Meisterich said I did see green giant arborvitae behind the house

Ms. Gazzola said I think my neighbors planted those before I moved in.

Chairman Meisterich said we have the waste management plan, everything else conforms.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application for special use permit to allow a chicken coop that requires a special use permit as per 300-81 of the Town Zoning Code for a period of one (1) year.

**NAKHLA #27/24** 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.  
**Property Address:**  
**2717 Quinlan St**

**Section 27.13, Block 1, Lot 38**

Mailing and sign certification in order.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

This is an application for a renewal of special permit for an accessory apartment as per 300- 38 of the Towns Zoning Code. This property is in the R1- 20.

I inspected this property on October 16, 2024 and found no violations. I have no objections to granting a renewal for a special permit.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application for a renewal of an accessory apartment that requires a special use permit was granted for a period of three (3) years.

**BHUTTI #28/24** 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  
**Property Address:**  
**3214 Quinlan St**

**Section 17.17, Block 1, Lot 24**

Mailings and sign certification in order.

Memo from the Assistant Building Inspector, dated October 18, 2024 states:

This is an application for a renewal of special permit for an accessory apartment as per

300-38 of the Towns Zoning Code. This property is in the R1- 20.

I inspected this property on July 181-and found violations for building without a permit. Homeowner must file the appropriate permits to legalize the work. In addition, smoke and carbon detectors are missing from the required areas. Once they are filed and inspected, I have no objections to granting a renewal for a special permit.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item was adjourned.

**ERBEN #29/24** 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.  
**Property Address:**  
**914 Barberry St**  
**Section 26.11, Block 1, Lot 23**

Mailings and sign certification in order.

Suzann and Ulrich Erben appeared before the Board.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

This is an application for an addition and a cover porch that is requesting a front yard variance of 37 ft. where 40 ft is required as per section 300- 21 and Appendix A of the Town Zoning Code.

I visited this site on October 16, 2024 and found no apparent violations and have no objections to granting relief.

Mrs. Erben said we want to extend our bathroom by building in the front, also cover the front door, which is completely uncovered and always exposed to the weather.

Chairman Meisterich said the bathroom is already there, you are making it bigger, so it would not be possible to move the entire bathroom.

Mrs. Erben said the same three-piece bathroom as before.

The Board discussed the application and applied the statutory factors.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application for a variance was granted 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, with the stipulation it pertains only to the requested variance and not the remainder of the property line, and the addition be built in substantial conformity to the plans submitted.

**LEFKOWITZ #30/24** 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.  
**Property Address:**  
**2057 La Voie Ct**  
**Section 37.13, Block 1, Lot 18**

Mailings and sign certification in order.

Daniel Lefkowitz appeared before the Board.

Mr. Lefkowitz said I am building an apartment addition for my 98-year-old mother-in-law and son.

The apartment addition is about 800sq.ft., the existing non-conforming deck is being modified to make way for the addition. The addition would be in keeping with the character of the neighborhood. The addition is behind the house, not seen by neighbors. The variance is not very large and the addition would allow us to stay in Yorktown.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

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

I visited this site on October 16, 2024 and found no violations and have no objections to granting relief for the side yard variances.

The Board discussed the application and applied the statutory factors.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application for a variance was granted 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, with the stipulation it pertains only to the requested variance and not the remainder of the property line, and the addition be built in substantial conformity to the plans submitted.

**LEFKOWITZ #31/24** 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.  
**Property Address:**  
**2057 La Voie Ct**  
**Section 37.13, Block 1, Lot 18**

Mailings and sign certification in order.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

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

I have no objections to issuing a special permit.

Chairman Meisterich asked, do you have enough parking for the accessory apartment.

Mr. Lefkowitz said we are going to be creating more parking spots.

Chairman Meisterich asked, how many cars do you think you will fit on this driveway what you are proposing.

Mr. Lefkowitz said we are anticipating 6.

Mr. Tripodi said that includes the garage.

Mr. Lefkowitz said yes.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, the application to create a NEW accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code, was granted for a period of three (3) years.

**VELLUCCI #32/24** 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.  
**Property Address:**  
**3675 Curry St**  
**Section 17.06, Block 1, Lot 32**

Mailings and sign certification in order.

Laura Vellucci appeared before the Board.

Ms. Vellucci said the project is to build an accessory dwelling unit for my disabled daughter to house her. The request is for a variance that we exceed 2.05ft. over the south west offset, the code is 15ft.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

This is an application for an addition to create an accessory apartment that requires a side yard variance of 12.95 ft where 15 ft is required as per section 30-21 and Appendix A of the Town Zoning Code.

I visited this site on October 16, 2024 and found no violations and have no objections to granting relief for the side yard variance.

Letter from a neighbor, Peter M. Freyer, dated October 16, 2024 states:

I am writing to voice my strong objections to the proposed accessory dwelling unit at 3675 Curry St.  
As

the neighbor directly bordering this property, this construction would essentially box in my backyard, with its 1.5 story, 20 ft high wall directly adjacent to my property. This proposal does not meet several code criteria, including the 15-foot setback requirement and the height, among others, requiring variances for all. I fully believe that this compromises my entire back yard, and completely ruins the view from any of the 8 windows on the side of my house that face it.

Everything about this project is counter to the town code section 300-38 **Accessory Dwelling Units in Single Family homes** (direct quotes are in **bold**):

1. Section 300-38 A: **"It is the intent that neighborhoods zoned as single-family primary maintain their single-family character"**. As an additional, almost entirely separate building, this project certainly contradicts that intent.
2. Section 300-38 B1: **"Such units shall be permitted in detached accessory buildings in the R1- 80 Zone and greater zones"**. This property is in zone R1- 20. The code further says "No accessory dwelling units are allowed in accessory buildings in the 111- 10, R1- 20 and R1- 40 Zones"
3. Section 300-38 D1- B: **"The use will not adversely affect the character of the neighborhood...impact upon neighboring property values"**. Certainly this construction could only serve to decrease my property values.
4. Section 300-38 D2: the point from Section 300-38 A above is repeated- **"It is the Town Board's intent that neighborhoods zoned as single-family primary remain their single-family character"**. Clearly this would not be the case.

If this project proceeds despite my strenuous objections I would have to insist on the following:

1. There should be tall, fast growing privacy shrubs planted along the entire length of the structure and any walkway leading to it or from it.
2. Any lighting must be low to the ground, and not visible from my house or my yard.
3. The structure can ONLY be used for its stated purpose; it CANNOT be rented out as an income source.

Again, I strongly oppose this proposal.

Mr. Freyer appeared before the Board.

Mr. Freyer said the thing I would emphasize, I have been in the house for 30 years, every time I am in my back yard, on my patio, on my deck, I have had shrub trees, it is beautiful looking out the window, coming down my driveway. 30 years no problem, now a 20ft. tall structure is going to be what I see. I do not see how dropping a house into a back yard in this neighborhood, given what the code says, should be allowed and it is really as simple as that.

Patrick Montesione, neighbor, said my back yard also faces the side, my back is her side yard. I really do not like standing up here and going against something for a disabled child, that is not really my intent. I understand what she wants to do, but something 20ft. high sitting almost higher than my deck is something I am concerned about, and I know Peter put a lot of stipulations in there, so I would hope the Board would consider everything and make the right decision.

John Erzen, architect, appeared on applicant behalf.

Mr. Erzen said I drafted the plans for this property. Just know that the principal building is actually higher than what we are proposing for the accessory structure. We did take into consideration the side yard setback. If you look at the plan and elevation, the actual part of the building that is encroaching on the side yard setback is that one story out cropping.

The floor plans were looked at and discussed.

Mr. Erzen said there is a closet, the powder room, laundry room, on the top of the plan on the first floor. About half way through the projection is where the side yard setback is. The bulk of the

building is actually going to be within the setbacks.

Chairman Meisterich said the first question is, why you could not build this entire building conforming to the setbacks and what hardship that creates, in other words, why do you need to bump out that area into the setback, where as it seems to me there is plenty of space to build this as conforming.

Mr. Erzen said it is just the way the plan would evolve and obviously if there was some backlash from the encroachment of the side yard, we could work the plans to make that work. So the only real application is for the accessory structure the special use permit.

Mr. Tripodi said would it be possible to take the second level and put it on the first level.

Mr. Erzen said it would take up too much space in the back yard. Now you would have a first story building that just have a huge footprint, double what it is right now.

Mr. Tripodi said looks like you have room to do that and still be within the setbacks.

Mr. Erzen said again, with the principal building on the higher grade, we did not find it an issue because that is going to be the most visible part of the building once the proposed accessory building is on.

Mr. Tripodi said it slopes.

Mr. Erzen said yes, it slopes from front to back.

Mr. Tripodi said taken into consideration the adjoining neighbor, does it slope the same way.

Chairman Meisterich said one of the neighbor concerns is the height of the building relative to their back yard, not the street.

Mr. Erzen said I spoke to Mrs. Vellucci, if those are the conditions as far as putting up a buffer, avoid lighting. We are not using this for any future income. It is just essential for her daughter.

Chairman Meisterich said I do not know if this discussion needs to take place relative to this application or the special permit, but one of the things the application has been referring to multiple time in this discussion right now, is that this is an accessory structure. So that does affect our variances. I believe we have to define whether this is an accessory structure or part of the main building, just to understand whether we have the variances correct. We certainly have to define that for the special permit. So, one of the problems that you have is that you cannot put an accessory apartment into an accessory building in an R1-20 zone, that is in the code, and you yourself are calling this an accessory building.

Within the code, multiple references to accessory buildings, accessory dwelling units and so forth. I guess what I am trying to say is, I am not so sure, and I think we have to discuss it as a Board.

The variance application can stand on its own, but I do not know that we can allow an accessory dwelling unit if it is an accessory building. So I think we should discuss it right here and not worry about the permit just yet.

Chairman Meisterich read the definitions of the codes relating to accessory dwelling unit and accessory building.

The Board member looked at the floor plan for the structure.

Chairman Meisterich said so on the floor plan, basically we are looking at this building being attached by a hallway. So I guess my concern is does this building by definition an accessory because it is attached to the main building by a hallway which the code says you cannot attach using a connecting corridor. So is this hallway a connecting corridor, my opinion personally is that yes, it is a connecting corridor.

Mr. Gregory said was there a reason why you designed it with a corridor connecting like it did, was there a specific reason.

Mr. Erzen said it was at the request of the homeowner. For inclement weather at least there was some kind of connection of finish space between the main building and this.

Mr. Gregory said I guess the reason I am saying this, is that obviously you might have looked at the ordinance before you created the thing. Were you aware that you could not have an accessory apartment in an accessory structure in an R1-20 zone when you designed this.

Mr. Erzen said well, I know you need a special use permit that is why we are here.

Mr. Greory said I guess what I am saying, the actual special permit section indicated that you could



not have it in an accessory structure, were you aware of that when you design this.

Mr. Erzen said yes.

Mr. Gregory said so basically and obviously there is this issue that the Chairman is talking about in terms of whether the building is considered an accessory or not based on the fact that it is connected by a hallway or corridor. I may not necessarily agree with him on this, but I guess my question is when you were designing it, is there a reason why it was designed the way it is, a special reason other than just it looked good or something else in mind.

Ms. Vellucci said it is to support a disabled child.

Mr. Gregory said I understand the reason why the accessory apartment is before us, I guess my basic question is, if you attached it to the main building would it still serve its main purpose.

Mr. Erzen said yes, I would think so.

Mr. Gregory said is there any reason why you cannot attach it to the main building.

Mr. Erzen said not aside from the reason I just give you. If you have inclement weather there is that attachment.

The matter was discussed further.

Mr. Gregory said there is obviously among the Board Members, there is a question about the connection, and also the fact that the ordinance basically says that you are not permitted to have an accessory structure with an accessory apartment. So we are aware that the code exists, exist for a reason, it is obviously permitted to have an accessory apartment in an R1-20 zone as long as it meets certain criteria. So if there is some element you can incorporate into your plan that makes it clear that this is the main part of the building and that it include an accessory apartment that is 800sq.ft or less, then it is something the Board necessarily will have to look at positively.

Chairman Meisterich said there are some standards applicable to the special permit in the code as long as you meet them. We do not have a deliberation ability to say we are not going to approve it. If you are going to meet the requirement of the code, we are under the obligation to approve it, so that is really what the special permit is about. The variance, there are many factors that we consider, there is no code to meet for a variance.

Mr. Erzen said we will come back and present it as an as of right application.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item is adjourned.

**VELLUCCI #33/24** 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.  
**Property Address:**  
**3675 Curry St**  
**Section 17.06, Block 1, Lot 32**

Mailings and sign certification in order.

Memo from the Assistant Building Inspector, dated October 16, 2024 states:

This is an application for an addition to create an accessory apartment that requires a side yard variance of 12.95 ft where 15 ft is required as per section 30-21 and Appendix A of the Town Zoning Code.

I have no objections to issuing a special permit.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Altimari, Gregory, Meisterich, and Tripodi, this item is adjourned.

Meeting adjourned at 7:33pm  
Happy Zoning!