

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
October 24<sup>th</sup>, 2024  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**DIULIO**

**#34/24**

**Property Address: 1587 Cross St  
Section 15.8, Block 1, Lot 52**

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.

**POGGIOREALE**

**#35/24**

**Property Address: 2829 Crompond Rd  
Section 26.20, Block 2, Lot 3**

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.

**MUSHKOLAJ**

**#36/24**

**Property Address: 3551 Buckhorn St.  
Section 16.10, Block 44, Lot 13**

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.

**MORGAN**

**#37/24**

**Property Address: 3450 Spruce St  
Section 16.13, Block 2, Lot 23**

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 300-21 and Appendix A of the Town Zoning Code.

**SINGELAKIS**

**#38/24**

**Property Address: 691 Oakside  
Section 16.16, Block 2, Lot 15**

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.

**ADJOURNED**

**DAMIANO**

**#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 BY APPLICANT**

**#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**

**#15/24**

**Property Address: 2261 Ridge St  
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      **ADJOURNED****

**#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, October 24<sup>h</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:**

**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 Barberry 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