

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
December 12<sup>th</sup>, 2024  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**PANBAR REALTY**

**#39/24**

**Property Address: 3301 & 3307 LOOKOUT ST  
Section 16.17, Block 4, Lots 20 & 22**

This is an application to combine two (2) lots to create one (1) single lot that will require a variance for a total amount lot area 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.

**GETLER**

**#40/24**

**Property Address: 2737 Larkspur St.  
Section 26.15, Block 2, Lots 37**

This is an application to construct a two-story addition that requires a variance for a front yard setback of 39.75 dt where 40 ft is required and two side yard variances of 38.5 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

**TEATOWN LAKE RESERVATION**

**#41/24**

**Property Address: 1600 Spring Valley Rd  
Section 69.14, Block 1, Lots 5,7**

This is an application for an appeal seeking a variance from the Town of Yorktown's Chapter 130-2A(9), which mandates the installation of a sprinkler system in new buildings classified as Educational Group E. The applicant requests an exemption from the sprinkler system requirement as outlined in Section 130-2A(9) of the Town Zoning Code.

**ADJOURNED**

**DAMIANO**

**ADJOURNED BY APPLICANT**

**#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.

**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.

**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

**VELLUCCI** **ADJOURNED BY APPLICANT** #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** **ADJOURNED BY APPLICANT** #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

### 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, December 12<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:**

**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** **WITHDRAWN BY APPLICANT** #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 Rd**  
**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.