

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
January 23rd, 2025
6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

NO NEW BUSINESS

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CUNHA **WITHDRAWN BY APPLICANT** #05/24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.

VELLUCCI **VARIANCE NOT NEEDED** #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

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.

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, January 23rd, 2025 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:

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 38 ft where 40 ft is required and two side yard variances of 34.83 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.