

TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
FEBRUARY 23, 2017
6:30 p.m.

NEW BUSINESS

PULVERMILLER, CATHERINE #5/17

Property Address: 2624 Windmill Dr.

Section 27.15, Block 1, Lot 39

This is an application for a special use permit for an accessory apartment. The property is located in an R1-20 zoning district.

ABRAMS, DAVID #6/17

Property Address: 3461 Sagamore Ave.

Section 15.16, Block 2, Lot 12

This is an application for a special use permit for the renewal of an accessory apartment. The property is located in an R1-10 zoning district

ADAMS, DONNA & HOYLE, DONALD #7/17

Property Address: 2959 Sherman Ct.

Section 25.12, Block 1, Lot 4

This is an application for a special use permit for the renewal of an accessory apartment. The property is located in an R1-20 zoning district.

LEDERER, ANTHONY/COOPER, SHARA #8/17

Property Address: 1441 Old Logging Rd. West

Section 47.17, Block 1, Lot 13

This is an application for a special use permit for an accessory apartment. The property is located in an R1-80 zoning district.

LOWNDES, KAREN & DICK #9/17

Property Address: 500 Vine Rd.

Section 59.10, Block 2, Lot 30

This is an application for a proposed addition with a front yard setback of 32' where a minimum of 75' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-80 zone.

TRAURING, EVERETT

#10/17

Property Address: 479 Elizabeth Rd.

Section 27.17, Block 2, Lot 51

This is an application for an accessory structure with a side yard setback of 10' where a minimum of 20' is required and a height of 19'9 ¼" where a maximum of 15' is permitted as per sections 300-21, 300-14 and Appendix A of the Town Zoning Code. This property is located in a R1-40 zone.

DeSANTIS, PHIL & PAULINE

#11/17

Property Address: 3215 Gomer St.

Section 17.17, Block 3, Lot 34

This is an application for an existing carport with a side yard setback of 10' where a minimum of 15' is required and a combined side yard setback of 30.23' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

CONTINUED PUBLIC HEARINGS

DINEEN, KATHLEEN

#48/16

Property Address: 2090 Crompond Rd.

Section 37.14, Block 2, Lot 8

This is an application to modify an existing special use permit for a day care facility per 300-53 of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

DINEEN, KATHLEEN

#49/16

Property Address: 2090 Crompond Rd.

Section 37.14, Block 2, Lot 8

This is an application for a variance to allow an addition to a daycare facility to have a building coverage of 10057.5 sq. ft. where 7404 sq. ft. is the maximum allowed per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

YANCOPOLOULOS, KAREN

#66/16

Property Address: 1280 Echo Hill Path

Section 47.19 Block 1, Lot 22

This is an application for special use permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is located in an R1-80 Zoning District.

YANCOPOLOULOS, KAREN

#74/16

Property Address: 1280 Echo Hill Path

Section 47.19 Block 1, Lot 22

This is an application for a variance pertaining to a proposed accessory apartment (special use permit, Section 300-38 of the Town of Yorktown Zoning Code) where the proposed accessory apartment will have a usable floor area of 1240 square feet which exceeds the maximum permitted 800 square feet, and which exceeds 33% of the usable floor area of the main building as per Section 300-38 (B) (5). This property is located in an R1-80 Zoning District.

NEW PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, February 23, 2017 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:

NEWMAN, JOSEPH & RACHEL

#1/17

Property Address: 388 London Rd.

Section 17.17, Block 3, Lot 27

This is an application for a special use permit for a renewal accessory apartment. This property is located in an R1-20 zoning district.

ANTONUCCI, DEAN

#2/17

Property Address: 1572 Wenonah Trail

Section 25.08, Block 2, Lot 52

This is an application to allow a shed with a side yard setback of 8.5' where a minimum of 10' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

DiPAOLO, FRANCINE

#3/17

Property Address: 1404 Arch Drive

Section 16.13, Block 2, Lot 9

This is an application to allow an existing air conditioning unit with a setback of 34.5' where a minimum of 40' is required for a side yard as per 300-21, 300-13G and Appendix A of the Town Zoning Code. This property is located in a R-20 zone.

RPG PROPERTIES

#4/17

Property Address: 3574 Lexington Ave.

Section 15.15, Block 1, Lot 22

This is an application for new multifamily structures with a side yard setback of 32'6" where a minimum of 50' is required and a combined side yard setback of 65' where a minimum of 100' is required as per sections 300-21 and Appendix A of the Town Zoning Code. They also require a variance for having a building separation of 80' where a minimum of 90' is required as per section 300-21(3)(a)2(a) of the town Zoning Code. This property is located in a R-3 zone.