

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**APRIL 27, 2017**

**6:30 p.m.**

**NEW BUSINESS**

**HOFFMAN, NOELLE**

**#17/17**

**Property Address: 3808 Old Crompond Rd.**

**Section 35.8, Block 1, Lot 32**

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

**CROMPOND REALTY LLC**

**#18/17**

**Property Address: 3805 Crompond Rd.**

**Section 35.8, Block 1, Lot 21**

This is an application for the renewal of a special permit for the storage of commercial vehicles in a R1-20 Zone in accordance with Section 300-62 of the Town Zoning Code.

**CARVALHO, ALICE**

**#19/17**

**Property Address: 1681 Summit St.**

**Section 48.7, Block 2, Lot 19**

This is an application for a special use permit for the renewal of an accessory dwelling. This property is located in an R1-10 zone.

**DeROSA, ROBERT**

**#20/17**

**Property Address: 3208 Amelia Dr.**

**Section 26.5, Block 1, Lot 8**

This is an application for a special use permit for a new accessory dwelling. The previous one expired. This property is located in an R1-20 zone.

**FLORYSHAK, JOSEPH**

**#21/17**

**Property Address: 1737 Paine St.**

**Section 48.7, Block 1, Lot 43**

This is an application for a proposed structure with a rear yard setback of 19.54' where a minimum of 30' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

**GUZZI, RICHARD**

**#22/17**

**Property Address: Crystal Ct.**

**Section 27.11, Block 2, Lot 43**

This is an application to allow a new dwelling on a property that has a frontage of 50.7' where a minimum of 100' is required as per Article IV,300-11(G) of the Town Code. This property is located in a R1-20 zone.

**HUTH, KENNETH & REBECCA**

**#23/17**

**Property Address: 479 Illington Rd.**

**Section 58.19, Block 1, Lot 3**

This is an application for a proposed structure with a front yard setback of 36'1" 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 R1-200 zone.

**VASILE, LENNY & LISA**

**#24/17**

**Property Address: 517 Giordano Dr.**

**Section 37.18, Block 1, Lot 18**

This is an application for a proposed addition with a rear yard setback of 38' 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.

**T-Mobile**

**#25/17**

**Property Address: 340-341 Illington Rd.**

**Section 69.7, Block 1, Lot 8**

Application for a special use permit to alter an existing cell tower site in an R1-200 zone. The tower is located on the Yeshiva property 340-341 Illington Rd.; a/k/a Section 69.7, Block 1, Lot 8 on the Tax Map of the Town of Yorktown

## **ADJOURNED**

**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.

## 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, April 27, 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:

**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.

**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.

**CALAPAI, SEBASTIAN AND JANE**

**#12/17**

**Property Address: 2328 Brookside Ave.**

**Section 37.11, Block 1, Lot 38**

This is an application for a special use permit for an accessory dwelling. This property is located in an R1-40 zoning district.

**WEISS, KATHLEEN**

**#13/17**

**Property Address: 1758 Hanover Rd.**

**Section 37.19, Block 3, Lot 43**

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

**BASILE, MIKE & PETRILLO, DEBBIE**

**#14/17**

**Property Address: 232 Sparkle Rd.**

**Section 27.10, Block 1, Lot 40**

This is an application for a proposed accessory structure with a side yard setback of 4.2' 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 an R1-10 zoning district.

**CARLSON, JOSEPH**

**#15/17**

**Property Address: 3175 Court St.**

**Section 16.20, Block 3, Lot 5**

This is an application for an addition with a side yard setback of 5.26' where a minimum of 15' is required and a combined side yard setback of 23.68' 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.

**BRADY, THOMAS**

**#16/17**

**Property Address: 2163 White Birch Dr.**

**Section 37.14, Block 1, Lot 20**

This is an application to allow a new shed (under 100 s.f.) in the rear yard with setbacks of 3' and 8' where a minimum of 10' is required. The applicant also proposes to place an l.p. tank with a side yard setback of 12'5" where a minimum of 15' is required and a combined side yard setback of 29' where a minimum of 40' is required. These variances are per section 300-21 and Appendix A of the Town Zoning Code.