

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
September 14, 2017
6:30 p.m.**

NEW BUSINESS

CIPRIANO, LINO

#43/17

Property Address: 3308 Stoney St.

Section 16.18, Block 1, Lot 4

This is an application for a special use permit for a new accessory dwelling. The previous one expired in 2013. This property is located in a R1-20 zoning district.

O'DELL, HEATHER

#44/17

Property Address: 875 Granite Springs Rd.

Section 27.17, Block 2, Lot 32

This is an application for a proposed accessory structure to have a front yard setback of 30' where a minimum of 50' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40 zone.

CUFFE, JAMES

#45/17

Property Address: 3786 Eleanor Dr.

Section 15.08, Block 1, Lot 60

This is an application to allow an existing a.c. unit with a side yard setback of 20' where a minimum of 40' is required as per 300-13'(G) and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

WISSING, JASON

#46/17

Property Address: 820 Kipling Dr.

Section 26.7, Block 1, Lot 13

This is an application to allow an existing 6' fence in a side yard where a maximum of 4.5' is permitted as per section 300-21 and 300-13(f) of the Town Zoning Code. This property is located in a R1-20 zone.

BURKHARDT, CHRISTOPHER

AND SZCZEPANSKI, PAUL

#47/17

Property Address: 1735 Hunterbrook Rd.

Section 47.09, Block 1, Lot 26

This is an application for a proposed addition with a front yard setback of 31.5' 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.

ALTIMARI, ANTHONY

#48/17

Property Address: 1025 Hanover St.

Section 59.7, Block 1, Lot 9

This application seeks multiple variances:

1. The existing a.c. unites have a front yard setback of 40' where a minimum of 75' is required and a combined side yard setback of 62.5' where a minimum of 80' is required.
2. The existing pool equipment has a front yard setback of 60' where a minimum of 75' is required and a combined side yard setback of 69.5' where a minimum of 80' is required.
3. The proposed underground lp tank has a front yard setback of 25' where a minimum of 80' is required.
4. The existing split a.c. unit has a front yard setback of 60' where a minimum of 75' is required and a combined side yard setback of 52.6' where a minimum of 80' is required.

All requested variances are per section 300-21 and Appendix A of the Town Zoning Code.

FICKS, PAMELA & JASON

#49/17

Property Address: 2773 Denby Dr.

Section 26.16, Block 1, Lot 16

This is an application to allow a proposed addition with a front yard setback of 29' 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.

ADJOURNED

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.

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, September 14, 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:

DIULIO, WANDA

#37/17

Property Address: 1587 Cross Rd.

Section 15.8, Block 1, Lot 52

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

COOPER, SHARA

#38/17

Property Address: 1441 Old Logging Rd.

Section 47.17, Block 1, Lot 13

This is an application for the keeping of fowl special use permit as per section 300-81.3 of the Town Zoning Code. This property is in a R1-80 zone.

SMITH, INDIA

#39/17

Property Address: 1873 Hanover St.

Section 37.19, Block 1, Lot 17

This is an application for a proposed addition, with a side yard setback of 4.7' where a minimum of 10' is required and a combined side yard setback of 18.4' where a minimum of 20' is required as per section 300-21 and Appendix A of the Town Zoning code. This property is located in a R2 zone.

GIORDANO, MARK

#40/17

Property Address: 1340 Baptist Church Rd.

Section 47.14, Block 1, Lot 10

This is an application to allow 7 a.c. units with a side yard setback of 20' where a minimum of 30' is required and a combined side yard setback of 21.1' where a minimum of 80' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-60 zone.

RODRIGUEZ, FRANK

#41/17

Property Address: 423 Bonnie Ct.

Section 17.13, Block 2, Lot 22

This is an application to allow an existing fence in the side yard with a height of 5.5' where a maximum of 4.5' is permitted as per 300-13(f). The applicant also proposes an a.c. unit with a combined side yard setback of 35' 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.

BONFIGLIO, MICHAEL

#42/17

Property Address: 1233 Baldwin Rd.

Section 47.16, Block 1, Lot 2

This is an application for a proposed pillars and driveway gate with a height of 7'6" where a maximum height of 4'6" is permitted as per section 300-13(f) of the Town Zoning Code. This property is located in a R1-80 zone.