

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
October 26, 2017
6:30 p.m.**

NEW BUSINESS

O'DELL, HEATHER #44/17

Property Address: 875 Granite Springs Rd.

Section 27.17, Block 2, Lot 32

The proposed structure will have a front yard setback of 30' whereas 50' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. The structures (AC unites & propane tanks) have a front yard setback of 10.1' whereas 50' are required per 300-21 & Appendix A of the Town of Yorktown Zoning Code.

ORNSTEIN & REYES #50/17

Property Address: 2974 Sherman Ct.

Section 25.12, Block 1, Lot 9

This is a special use permit application for the renewal of an accessory dwelling.

1065 HANOVER CORP. #51/17

Property Address: 1065 Hanover St.

Section 48.19, Block 1, Lot 18

This is an application to allow an existing a.c. compressor with a front yard setback of 30' 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.

CHASE BANK #52/17

Property Address: 1975 Commerce St.

Section 37.14, Block 2, Lot 66

This is an application for the addition of 2 new building signs, each have an area of 9s.f. The addition of these 2 signs to the present signage would increase the total area of 61 s.f., where a maximum of 45 s.f. is allowed as per Appendix D, Chapter 300 of the Town Zoning Code. This property is located in a C-2r zone.

BONFIGLIO #53/17

Property Address: 1233 Baldwin Rd.

Section 47.16, Block 1, Lot 12

This is an application for a proposed accessory structure (ground solar panels) with a side yard setback of 10' 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 R1-80 zone.

ALONGI

#54/17

Property Address: 466 York Ct.**Section 37.05, Block 2, Lot 36**

This is an application for a proposed addition to have a rear yard setback of 34.46' 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.

CDA CONSTRUCTION

#55/17

Property Address: 1796 Parmly Rd.**Section 25.7, Block 1, Lot 30**

This is an application for a proposed building lot with a lot area of 10,985 s.f. where a minimum of 20,000 s.f. is required and a lot frontage of 74.9' 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 R1-10 zone.

OLMEDO & CANAL

#56/17

Property Address: 1401 Christine Rd.**Section 16.17, Block 1, Lot 50**

This is an application for a proposed deck with a front yard setback of 32' 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.

LENSETH, ROBERT & HEATHER

#57/17

Property Address: 1145-115 Baldwin Rd.**Section 47.19, Block 1, Lot 12**

This is an application for a proposed detached accessory dwelling with a living area of 1800 s.f. where a maximum of 800 s.f. is permitted as per section 205-7 of the Town Zoning code. This property is located in a R1-80 zone.

SALTZMAN, DALE

#58/17

Property Address: 3091 Hickory St.**Section 17.17, Block 2, Lot 5**

This is an application for the existing accessory structures to have a side yard setback of 4' and 8' respectively where 15' is required as per section 300-21 (C) [3] and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

UNDERHILL MANAGEMENT REALTY, LLC

#59/17

Property Address: 366 Underhill Ave.**Section 38.18, Block 2, Lot 85.73, & 74**

Applicant proposes to reconfigure 3 existing tax lots. An existing barn and restaurant will be demolished for the purpose of constructing a new 41,369 sq. ft. retail/office building in the C-2R zone. The existing hair salon building is setback 0 feet from the Route 118 property line. The zoning standard requires a 10 foot setback in this situation. The variance is being requested for legalizing the existing structure on the reconfigured property.

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, October 26, 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.

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.

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.

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. units 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 and a fence with a height of 6' where 4 ½' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.