

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

**NEW BUSINESS**

**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.

**THE GODDARD SCHOOL**

**#60/17**

**Property Address: 62 Triangle Center**

**Section 37.14, Block 2, Lot 40**

This is an application to renew as special permit required under section 300-53 of the Town Zoning Code to operate a day care facility. This property is located in a C-1 zone.

**SUKUMAR ALAMPUR**

**#61/17**

**Property Address: 804 Syska Rd.**

**Section 70.13, Block 1, Lot 26**

This is an application for a special use permit to allow a professional office in a residence. This special permit is required as per section 300-76 of the Town Zoning Code. This property is located in a R1-80 zone.

**SAMI MUMINOFF**

**#62/17**

**Property Address: 1896 Maple St.**

**Section 37.19, Block 2, Lot 1**

This is an application for a proposed 2<sup>nd</sup> floor addition with a front yard setback of 24.6' where a minimum of 30' is required, a side yard setback of 9.9' where a minimum of 30' is required, a side yard setback of 4.2' where a minimum of 12' is required and a combined side yard setback of 14.1' where a minimum of 24' is required. These are required under sections 300-13(G), 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

**WEST. SEVENTH DAY ADVENTIST CHURCH**

**#63/17**

**Property Address: 1243 White Hill Rd.**

**Section 36.15, Block 1, Lot 20**

This is an application to allow 2 free standing signs where only 1 is permitted and a church sign with an area of 15 s.f. where a maximum of 6 s.f. is allowed as per section 300-54(c) and Appendix C of the Town Zoning Code. This property is located in a R1-40 zone.

**IDG BUILDERS**

**#64/17**

**Property Address: 1455 Hiawatha Rd.  
Section 15.12, Block 2, Lot 19**

This is an application to allow a single family dwelling on a lot size of 14,000 s.f. where a minimum of 20,000 s.f. is allowed as per section 300-21 and Appendix A of the Town Zoning Code.

**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, December 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.

**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.

**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.

**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.