

ZONING BOARD OF APPEALS
September 23, 2010

ADDED AGENDA

#51/10

Property Address: 1822 Morris Lane
Section 25.16, Block 1, Lot 5

Application for a renewal of a special use permit for an accessory apartment at 1822 Morris Lane, Mohegan Lake, NY a/k/a Section 25.16, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

#52/10

Property Address: 684 Toni Court
Section 26.16, Block 3, Lot 28

Application for a renewal of a special use permit for an accessory apartment at 684 Toni Court, Yorktown Heights, NY a/k/a Section 26.16, Block 3, Lot 28 on the Tax Map of the Town of Yorktown.

#53/10

Property Address: 1270 Winslow Drive
Section 58.6, Block 1, Lot 9

Application for a renewal of a special use permit for an accessory apartment at 1270 Winslow Drive, Yorktown Heights, NY a/k/a Section 58.6, Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

#54/10

Property Address: 355 Orchard Road
Section 6.17, Block 2, Lot 51

Application for a renewal after sale of a special use permit for an accessory apartment at 355 Orchard Road, Jefferson Valley, NY a/k/a Section 6.17, Block 2, Lot 51 on the Tax Map of the Town of Yorktown.

#55/10

Property Address: 2090 Crompond Road
Section 37.14, Block 2, Lot 8

Application for renewal of a special use permit to allow operation of a day care center pursuant to Section 300-53 of the Code of the Town of Yorktown. Premises is zoned in an R1-10 and is located at 2090 Crompond Road, Yorktown Heights, NY a/k/a Section 37.14, Block 2, Lot 8 on the Tax Map of the Town of Yorktown.

#56/10

Property Address: 2985 Navajo Road
Section 6.18, Block 1, Lot 29

Application for renewal of a special use permit to allow operation of a day care center pursuant to Section 300-53 of the Code of the Town of Yorktown. Premises is zoned in a M1-A and is located at 2985 Navajo Road, Yorktown Heights, NY a/k/a Section 6.18, Block 1, Lot 29 on the Tax Map of the Town of Yorktown.

#57/10

Property Address: 1622 Wenonah Trail
Section 25.8, Block 2, Lot 46

Application for a variance to allow construction of a 2nd floor addition on existing accessory structure with a resulting height of 19 feet where a maximum of 15 feet is permitted in an R1-10 zone. Premises is located at 1622 Wenonah Trail, Mohegan Lake, NY a/k/a Section 25.8, Block 2, Lot 46 on the Tax Map of the Town of Yorktown.

#58/10

Property Address: 3486 Strang Boulevard
Section 16.16, Block 2, Lot 17

Application for a variance to allow construction of an addition with a resulting side yard setback of 6.75 feet and a combined side yard of 35.59 feet where 15 feet and 40 feet respectively is required in an R1-20 zone. Premises is located at 3486 Strang Boulevard, Yorktown Heights, NY a/k/a Section 16.16, Block 2, Lot 17 on the Tax Map of the Town of Yorktown.

#59/10

Property Address: 1662 Mogul Drive
Section 25.12, Block 2, Lot 82

Application for a variance to permit construction of an addition on a legal non-conforming building located in an R1-20 zone. Premises is located at 1662 Mogul Drive, Mohegan Lake, NY a/k/a Section 25.12, Block 2, Lot 82 on the Tax Map of the Town of Yorktown.

#60/10

Property Address: 2784 Holly Drive
Section 26.16, Block 1, Lot 27

Application for a variance to permit construction of an addition with a resulting front yard setback of 34.89 feet where 40 feet is required in an R1-20 zone. Premises is located at 2784 Holly Drive, Yorktown Heights, NY a/k/a Section 26.16, Block 1, Lot 27 on the Tax Map of the Town of Yorktown.

#61/10

Property Address: 1360 White Hill Road
Section 36.10, Block 1, Lot 80

Application for a variance to construct an accessory structure with a side yard setback of 15 feet and a height of 17 feet where 20 feet and a maximum of 15 feet is permitted in an R1-40 zone. Premises is located at 1360 White Hill Road, Yorktown Heights, NY a/k/a Section 36.10, Block 1, Lot 80 on the Tax Map of the Town of Yorktown.

ADJOURNED AGENDA

#60/09

Property Address: 1715 East Main Street
Section 15.12, Block 2, Lot 53

Application for a special use permit to convert a dwelling built prior to 1930 to an eating place pursuant to Section 300-68 of the Code of the Town of Yorktown. Premises is located at 1715 East Main Street, Mohegan Lake, NY; a/k/a Section 15.12, Block 2, Lot 53 and is zoned R1-20 on the Tax Map of the Town of Yorktown.

#38/10

Property Address: 3308 Stoney Street
Section 16.18, Block 1, Lot 4

Application for a renewal of a special use permit for an accessory apartment at 3308 Stoney St., Yorktown Heights, NY; a/k/a Section 16, Block 18, Lots 1-4 on the Tax Map of the Town of Yorktown.

#50/10

Property Address: Corner of Mill Street and Aspen Road
North of Route 6
Section 16.05, Block 1, Lot 13

Request from the Planning Board for an interpretation of the Zoning Board of Appeals' Decision dated June 29, 2009. Specifically on page 7 in section 3 entitled ZBA Determination. The property is located on 3810 Mill St.; a/k/a Section 16.5, Block 1, Lot 13 on the tax map of the Town of Yorktown. Premises is located in a R1-20 zone.

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 23, 2010 at 7:00 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:

#39/10

Property Address: 2226 Crompond Road
Section 37.9, Block 1, Lot 66

Application for a special use permit to create an accessory apartment at 2226 Crompond Rd., Yorktown Heights, NY; a/k/a Section 37.9, Block 1, Lot 66 on the Tax Map of the Town of Yorktown.

#43/10

Property Address: 3715 Meadow Lane
Section 16.6, Block 2, Lot 53

Application for a renewal of a special use permit for an accessory apartment at 3715 Meadow Lane, Shrub Oak, NY; a/k/a Section 16.6, Block 2, Lots 53 on the Tax Map of the Town of Yorktown.

#41/10

Property Address: 606 Glenwood Road
Section 16.16, Block 2, Lot 62

Application for a variance to permit construction of a front porch with a resulting front yard setback of 36 feet where 40 feet is required in an R1-20 zone. Premises is located at 606 Glenwood Road, Yorktown Heights, NY; a/k/a Section 16.16, Block 2, Lot 62 on the Tax Map of the Town of Yorktown.

#44/10

Property Address: 1216 Sagunka Road
Section 48.18, Block 2, Lot 24

Application for a variance to allow placement of a fence in the front yard with a height of 9.5 feet where 4.5 feet is the maximum permitted. Premises is in an R1-40 zone and is located at

1216 Sagunka Road, Yorktown Heights, NY; a/k/a Section 48.18, Block 2, Lot 25 on the Tax Map of the Town of Yorktown.

#45/10

Property Address: 800 Granite Springs Road
Section 27.17, Block 1, Lot 10

Application for renewal of Special Permit #58/07 which permits conversion of a residential dwelling to a limited office use pursuant to Section 300-51 of the Code of the Town of Yorktown. Premises is in an R1-20 zone and is located at 800 Granite Springs Road, Yorktown Heights, NY; a/k/a Section 27.17, Block 1, Lot 10 on the Tax Map of the Town of Yorktown.

#46/10

Property Address: 2829 Grant Avenue
Section 25.16, Block 1, Lot 29

Application for variances to legalize an existing shed with a rear yard setback of 3 ft. where 10 ft. is required and to legalize an existing fence with a height of 6 feet on the northerly side yard where a maximum of 4.5 feet is permitted. Premises is in a R1-20 zone and is located at 2829 Grant Avenue, Mohegan Lake, NY; a/k/a Section 25.16, Block 1, Lot 29 on the Tax Map of the Town Yorktown.

#47/10

Property Address: North side of Kitchawan Road/Route 134
Section 70.05, Block 1, Lot 5

Application for a special use permit to co-locate a wireless telecommunication facility on an existing monopole pursuant to Section 300-59 of the Code of the Town of Yorktown. Premises is in an R-160 zone and is located at Route 134 (north side of Kitchawan Road), Yorktown Heights, NY; a/k/a Section 70.05, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

#48/10

Property Address: 1228 East Main Street
Section 16.10, Block 2, Lot 76

Application for a variance to allow construction of a deck landing with a resulting side yard of 2 inches where 15 ft. is required. Premises is in an R1-20 zone and is located at 1228 East Main Street, Shrub Oak, NY; a/k/a Section 16.10, Block 2, Lot 76 on the Tax Map of the Town of Yorktown.

#49/10

Property Address: 2766 Lexington Avenue
Section 25.20, Block 1, Lot 7

Application for a variance to legalize an existing residence with a side yard setback of 13 feet where 20 feet is required. Premises is in an R1-40 zone and is located at 2766 Lexington Avenue, Mohegan Lake, NY; a/k/a Section 25.20, Block 1, Lot 7 on the Tax Map of the Town of Yorktown.

BY ORDER OF THE ZONING BOARD OF APPEALS OF THE TOWN OF YORKTOWN,
NEW YORK, GORDON B. FINE, CHAIRMAN.

CLOSED & RESERVED

#17/10

Property Address: 265 East Main Street
Section 6.17, Block 1, Lot 26

Request for an interpretation of the applicability of the sections of the zoning ordinance relating to non-conforming uses and buildings to the existing use of property located at 265 East Main Street, Jefferson Valley, NY a/k/a Section 6.17, Block 1, Lot 26 on the Tax Map of the Town of Yorktown.

#37/10

Property Address: 784 Pines Bridge Road
Section 70.10, Block 1, Lot 32 and
Section 70.14, Block 1, Lot 2

Application for a variance to permit construction of an accessory structure (tennis court) with a front yard of 46.5 feet where 75 feet is required in an R1-80 zone. Premises is located at 784 Pines Bridge Road, Yorktown Heights, NY 10598; a/k/a Section 70.10, Block 1, Lot 32 and Section 70.14, Block 1, Lot 2 on the Tax Map of the Town of Yorktown.