

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
February 28, 2013  
6:30 p.m.**

**ADDED AGENDA**

**#8/13**

**Property Address: 2902 Curry Street  
Section 27.07, Block 1, Lot 3**

Application for a renewal of a special use permit for an accessory apartment at 2902 Curry Street, Yorktown Heights, NY; a/k/a Section 27.07, Block 1, Lot 3 on the Tax Map of the Town of Yorktown.

**#9/13**

**Property Address: 2948 Lexington Avenue  
Section 25.16, Block 1, Lot 3**

Application for a renewal of a special use permit for an accessory apartment at 2948 Lexington Avenue, Mohegan Lake, NY; a/k/a Section 25.16, Block 1, Lot 3 on the Tax Map of the Town of Yorktown.

**#10/13**

**Property Address: 1480 Inspiration Road  
Section 16.17, Block 4, Lot 15**

Application for a special use permit to legalize an accessory apartment at 1480 Inspiration Road, Mohegan Lake, NY; a/k/a Section 16.17, Block 4, Lot 15 on the Tax Map of the Town of Yorktown.

**#11/13**

**Property Address: 2222 Crompond Road  
Section 37.9, Block 1, Lot 68**

Application for a renewal of a special use permit for an accessory apartment at 2222 Crompond Road, Yorktown Heights, NY; a/k/a Section 37.9, Block 1, Lot 68 on the Tax Map of the Town of Yorktown.

**#12/13**

**Property Address: 2592 Farsund Drive  
Section 27.15, Block 2, Lot 25**

Application for a variance to erect a shed with a rear yard setback of ½ foot where a minimum of 10 feet is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code. Premises is in an R1-20 zone and is located at 2592 Farsund Drive, Yorktown Heights, NY; a/k/a Section 27.15, Block 2, Lot 25 on the Tax Map of the Town of Yorktown.

**#13/13**

**Property Address: 1423 Hayes Drive  
Section 47.18, Block 1, Lot 27**

Application for a variance to construct a detached garage with a rear yard setback of 1 foot 4 inches where a minimum of 10 feet is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code. Premises is in an R1-80 zone and is located at 1423 Hayes Drive, Yorktown Heights, NY; a/k/a Section 47.18, Block 1, Lot 27 on the Tax Map of the Town of Yorktown.

**#14/13**

**Property Address: 1025 Hanover Street  
Section 59.7, Block 1, Lot 9**

Application for a variance to allow an addition of a front porch to have a front yard setback of 29.3 feet where a minimum of 75 feet is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-80 zone and is located at 1025 Hanover Street, Yorktown Heights, NY; a/k/a Section 59.7, Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

**#15/13**

**Property Address: 3882 Valleyview Street  
Section 15.08, Block 2, Lot 18**

Application for a variance to allow new lp tanks and a stand-by generator to have a side yard setback of 2 feet where a minimum of 15 feet is required as per Section 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is in an R1-20 zone and is located at 3882 Valleyview Street, Mohegan Lake, NY; a/k/a Section 15.08, Block 2, Lot 18 on the Tax Map of the Town of Yorktown.

**#16/13**

**Property Address: 1770 Strawberry Road  
Section 15.11, Block 1, Lot 1**

Application for a renewal of a special use permit for a day care center serving up to 95 children as per Section 300-53 of the Town of Yorktown Zoning Code. Premises is in an R1-20 zone and is located at 1770 Strawberry Road, Mohegan Lake, NY; a/k/a Section 15.11, Block 1, Lot 1 on the Tax Map of the Town of Yorktown.

**#17/13**

**Property Address: 2326 Crompond Road  
Section 37.9, Block 1, Lot 58**

Application for a renewal of a special use permit for a professional office as per Section 300-76 of the Town of Yorktown Zoning Code. Property is in an R1-20 zone and is located at 2326 Crompond Road, Yorktown Heights, NY; a/k/a Section 37.9, Block 1, Lot 58 on the Tax Map of the Town of Yorktown.

**#18/13**

**Property Address: Front Street  
Section 48.7, Block 1, Lot 9**

Application for a special use permit for exterior storage to store garbage trucks and related equipment. Premises is in an I-2 zone and is located on Front Street, Yorktown Heights, NY; a/k/a Section 48.7, Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

**ADJOURNED AGENDA**

**#43/12**

**Property Address: 1626 Mogul Drive  
Section 25.12, Block 2, Lot 82**

Application for a variance to construct an addition to an existing 2-family dwelling in an R1-20 zone. A 2-family dwelling is not permitted in an R1 district. Section 300-172(A) prohibits the enlargement of a non-conforming use. Premises is located at 1626 Mogul Drive, Mohegan Lake, NY; a/k/a Section 25.12, Block 2, Lot 82 on the Tax Map of the Town of Yorktown.

**#46/12**

**Property Address: 2591 Dunning Drive  
Section 27.18, Block 1, Lot 27**

Application for a variance to allow an 8 foot fence where a maximum of 4.5 feet is permitted in the side and front yards and a maximum of 6.5 feet is permitted in the rear in an R1-40 zone. Premises is located at 2591 Dunning Drive, Yorktown Heights, NY; a/k/a Section 27.18, Block 1, Lot 27 on the Tax Map of the Town of Yorktown.

**NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, January 24, 2013, 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:**

**#1/13**

**Property Address: 1678 Amazon Road  
Section 25.12, Block 2, Lot 31**

Application for a renewal of a special use permit for an accessory apartment at 1678 Amazon Road, Mohegan Lake, NY; a/k/a Section 25.12, Block 2, Lot 31 on the Tax Map of the Town of Yorktown.

**#2/13**

**Property Address: 1228 E. Main Street  
Section 16.10, Block 2, Lot 76**

Application for a special use permit for an accessory apartment at 1228 E. Main Street, Shrub Oak, NY; a/k/a Section 16.10, Block 2, Lot 76 on the Tax Map of the Town of Yorktown.

**#3/13**

**Property Address: 1381 Hunterbrook Road  
Section 47.17, Block 1, Lot 5**

Application for a variance for a proposed addition to have a rear yard setback of 4.3 feet and 14.6 feet where a minimum of 75 feet is required per section 33-21 and Appendix A of the Yorktown Zoning Code in an R1-80 zone. Premises is located at 1381 Hunterbrook Road, Yorktown Heights, NY; a/k/a Section 47.17, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

**#4/13**

**Property Address: 1348 Lynn Court  
Section 36.6, Block 2, Lot 8**

Application for a variance for an addition to have a combined side yard setback of 36.2 feet where a minimum of 40 feet is required as per 300-21 and Appendix A of the Town of Yorktown Zoning Code in an R1-20 zone. Premises is located at 1348 Lynn Court, Yorktown Heights, NY; a/k/a Section 36.6, Block 2, Lot 8 on the Tax Map of the Town of Yorktown.

**#5/13**

**Property Address: 2869 Hedwig Drive  
Section 27.10, Block 1, Lot 28**

Application for a variance for an existing house with a front yard setback of 22.79 feet where a minimum of 30 feet is required, a side yard setback of 8.83 feet where a minimum of 12 feet is required and a lot area of 11,685 sq. ft. where 20,000 is required as per section 300-21 and Appendix A of the Town of Yorktown Zoning Code in an R1-10 zone. Premises is located at 2869 Hedwig Drive, Yorktown Heights, NY; a/k/a Section 27.10, Block 1, Lot 28 on the Tax Map of the Town of Yorktown.

**#6/13**

**Property Address: 1250 Baldwin Road  
Section 47.16, Block 1, Lot 1**

Application for a variance to construct a garage in the rear yard with a side yard setback of 5.5 feet where a minimum of 10 feet is required per section 300-21 and Appendix A of the Town of Yorktown Zoning Code in an R1-80 zone. Premises is located at 1250 Baldwin Road, Yorktown Heights, NY; a/k/a Section 47.16, Block 1, Lot 1 on the Tax Map of the Town of Yorktown.

**#7/13**

**Property Address: 201 Illington Road  
Section 69.15, Block 1, Lot 11**

Application for a renewal of a special use permit for a dance studio as per section 300-76 of the Town of Yorktown Zoning Code. This is being done in a portion of an existing residential dwelling in an R1-80 zone. Premises is located at 201 Illington Road, Ossining, NY; a/k/a Section 69.15, Block 1, Lot 11 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**

**#55/12**

**Property Address: 202 Illington Road  
Section 69.12, Block 1, Lot 5**

Application for a variance for a detached garage with a front yard setback of 21 feet 5 inches where a minimum of 75 feet is required as per Section 300-21(A) and Appendix A of the Town of Yorktown Zoning Code. The proposed garage will have a side yard setback of 57 feet where a minimum of 75 feet is required as per Section 300-21(A), 300-13(G) and Appendix A of the Town of Yorktown Zoning Code. This rejection is based on the assumption that lots 69.16-5-5, 69.16-1-4 and 69.16-1-3 will be merged with lot 69.12-1-5 to create a single lot. This property is located in an R1-80 zone and is located at 202 Illington Road, Ossining, NY; a/k/a Section 69.12, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

## **DISCUSSION ITEMS**

### **REFERRALS BY THE TOWN BOARD**

1. Request to erect a sign in the Town Right of Way located in front of the former Bernstein House located at 3147 Old Yorktown Road, Yorktown Heights, NY; a/k/a Section 26.07, Block 1, Lot 30 and is located in an R1-40 zone.
2. Request for comments regarding proposed local law amending Chapter 300 of the Code of the Town of Yorktown entitled "ZONING," concerning the keeping of fowl in residential districts.