

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

June 26, 2014

6:30 p.m.

ADDED AGENDA

#33/14

3365 Quinlan Street

Section 48.9 Block 1 Lot 19

Application for a renewal of a special use permit of an accessory apartment. The property is located at 3365 Quinlan St., Yorktown Heights, NY a/k/a Section 48.9, Block 1, Lot 19 on the Tax Map of the Town of Yorktown.

#34/14

1587 Cross Rd.

Section 15.08 Block 1 Lot 52

Application for a renewal of a special use permit of an accessory apartment. The property is located at 1587 Cross Rd., Mohegan Lake, NY a/k/a Section 15.08, Block 1, Lot 52 on the Tax Map of the Town of Yorktown

#35/14

305 Chestnut Ct.

Section 48.15 Block 1 Lot 23

Application for a special use permit for an accessory apartment. The property is located at 305 Chestnut Ct., Yorktown Heights, NY; a/k/a Section 48.15, Block 1, Lot 23 on the Tax Map of the Town of Yorktown.

#36/14

1587 Cross Rd.

Section 15.08 Block 1 Lot 52

This is an application to allow 2 boarders in a dwelling while having an accessory apt. where none are permitted as per section 300-38(I) of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#37/14

801 Syska Rd.

Section 70.13 Block 1 Lot 6

This is an application to allow a standby generator with a front yard setback of 67'11" where a minimum of 75' is required as per section 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-80 zone.

#38/14

1920 Maple Ct.

Section 37.15 Block 1 Lot 8

This is an application to allow accessory structures to have a total footprint of 88% where a maximum of 80% is allowed per section 300-14 (D) of the Town of Yorktown Zoning Code. This property is located in a R-2 zone.

#39/14

3685 Cambell Ct.

Section 17.06 Block 1 Lot 37

This is an application to allow an existing shed to have a side yard setback of 0' where a minimum of 15' is required and a generator and shed to have a combined side yard setback of 25' where a minimum of 40' is required as per section 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#40/14

745 Route 100

Section 59.12 Block 1 Lot 4

This is an application to allow pool equipment to have a side yard setback of 10' where a minimum of 30' is required as per section 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-200 zone.

#41/14

3314 Tamarac St.

Section 16.17 Block 4 Lot 2

This is an application to allow an existing pool deck with a rear yard setback of 6' and pool equipment with a rear yard setback of 1' where a minimum of 10' is required as per section 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#42/14

305 Chestnut Ct.

Section 48.15 Block 1 Lot 23

This is an application to allow an addition with a front yard setback of 32.5' where a minimum of 36' is required as per section 300-22 of The Town of Yorktown Zoning Code. This subdivision was built using R1-20 flexibility standards and is located in a R1-40 zone.

#43/14

767 Pines Bridge Rd.

Section 48.15 Block 1 Lot 23

This is an application to allow a garage addition with a front yard setback of 60' where a minimum of 75' is required as per section 300-21 and Appendix A of The Town of Yorktown Zoning Code. This property is located in a R1-80 zone.

#28/14

1807 Commerce St.

Section 37.18 Block 2 Lot79

This is an application to allow a wall sign to overhang a property line and public right away where one is not permitted to do so as per Appendix D(1) of The Town Zoning Code. This property is located in a C-2R zone.

ADJOURNED AGENDA

#13/14

Property Address: 505 East Main Street

Section 17.5, Block 1. Lot 11

To permit a free standing sign in a Country Commercial Zoning District where none are permitted per 300-244 of the Town of Yorktown Zoning Code.

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, June 26, 2014, 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:

#25/14

3805 Crompond Rd.

Section 35.8, Block 1, Lot 21 and 22

This is an application for the renewal of a special permit for the storage of commercial vehicles in a C-4 Zoning District in accordance with Section 300-44 of The Town of Yorktown Zoning Code.

#27/14

2513 Pine Grove Ct.

Section 36.6 Block 1 Lot 14

This is an application to allow new pool equipment with a rear yard setback of 4' 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 a R1-20 zone.

#28/14

1807 Commerce St.

Section 37.18 Block 2 Lot 79

This is an application to allow a wall sign to overhang a property line and public right away where one is not permitted to do so as per Appendix D(1) of The Town Zoning Code. This property is located in a C-2R zone.

#29/14

847 Kessler Place

Section 16.15 Block 1 Lot 39

This is an application to allow an addition with a front yard setback of 31.3' 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.

#30/14

2300 Crompond Rd

Section 37.9 Block 1 Lot 59

This is an application to allow 2 free standing signs where only 1 is permitted, to allow a sign area for a church sign of 24 s.f. where a maximum of 6 s.f. is permitted and a school sign with an area of 14 s.f. where a maximum of 4 s.f. is permitted as per sections 300-54(C) and Appendix C of The Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#31/14

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, to allow a sign area for a church sign of 20 s.f. where a maximum of 6 s.f. is permitted and a school sign with an area of 14 s.f. where a maximum of 4 s.f. is permitted as per sections 300-54(C) and Appendix C of The Town of Yorktown Zoning Code. This property is located in a R1-40 zone.

#32/14

2405 Crompond Rd.

Section 37.9 Block 1 Lot 24

This is an application to allow 3 free standing signs where only 1 is permitted, to allow a sign area of 16.5 s.f. and 28 s.f. for 2 church signs where a maximum of 6 s.f. is permitted and a school sign of 14 s.f. where a maximum of 4 s.f. is permitted as per sections 300-54(c) and Appendix C of The Town Zoning Code. This property is located in a R1-20 zone.

#15/14

1975 Commerce St.

Section 37.14 Block 2 Lot 66

This is an application for interior and exterior alterations to an existing restaurant, creating a restaurant and 2 retail stores with 52 existing parking spaces where the proposed uses require a minimum of 69 spaces as per Article XIX of Chapter 300 of The Town Zoning Code. This property is located in a C-2R Zone.

CLOSED & RESERVED

#4/14

Property Address: 482 Underhill Ave.

Section 48.06, Block 1, Lot 25

The applicant is requesting an interpretation of the town zoning code. The applicant requests the ZBA to review the 01/16/2014 memo from the building inspector to the Town Board regarding the special permit application for a convalescent home at 482 Underhill Ave. Specifically that the ZBA interpret the definitions of a convalescent home and nursing home under 300-3, the definition of nursing home in 300-42, permitted uses under 300-21C[1]B[3] and the provisions of 300-28 thru 300-36 on the grounds that a convalescent home is a nursing home under 300-42 and must be reviewed accordingly; along with any and all other relevant provisions of the town code regarding convalescent home, nursing home and special permit use.

#65/13

Property Address: 300 Richard Place

Section 37.19, Block 1, Lot 2

Section 37.19, Block 1, Lot 91

Section 48.07, Block 1, Lot 9

Section 48.07, Block 1, Lot 57

Application for a special use permit to park garbage trucks and related equipment at site. The applicant also proposes a temporary office trailer on the property. Premises is located in an I-2 zone and is located at 300 Richard Place, Yorktown Heights, NY; a/k/a Section 37.19, Block 1, Lot 2, Section 37.19, Block 1, Lot 91, Section 48.07, Block 1, Lot 9, Section 48.07, Block 1, Lot 57 on the Tax Map of the Town of Yorktown.

With submission from Engineering and correspondence from D.E.C.

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