

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

July 24, 2014

6:30 p.m.

ADDED AGENDA

#44/14

2486 Welsch Ct.

Section 27.17-2-24

Application for a renewal of a special use permit of an accessory apartment. The property is located at 2486 Welsch Ct., Yorktown Heights, NY a/k/a Section 24.17, Block 2, Lot 24 on the Tax Map of the Town of Yorktown.

#45/14

1145 Baldwin Rd.

Section 47.19-1-12

Application for a renewal of a special use permit of an accessory apartment. The property is located at 1145 Baldwin Rd., Yorktown Heights, NY a/k/a Section 47.19, Block 1, Lot 12 on the Tax Map of the Town of Yorktown.

#46/14

1262 Paine St.

Section 48.7-3-40

This is an application to allow an accessory structure to have a side yard setback of 6' where a minimum of 12' 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.

#47/14

648 Croton Heights Rd.

Section 48.18-2-60

This is an application to allow an a.c. condenser with a front yard setback of 35' where a minimum of 50' is required as per section 300-21 and Appendix A of The Town of Yorktown Zoning Code. This property is located in a R1-40 zone.

#48/14

1145 Baldwin Rd.

Section 47.19-1-12

This is an application to renew a special permit to allow a professional office in a residence as per section 300-76 of The Town of Yorktown Zoning Code. This property is located in a R1-80 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, 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:

#3/14

379 Crow Hill Road

Section 70.8, Block 1, Lot 12

Application for a variance for the following: to allow an existing A/C on the right side of the house with a front yard setback of 50 feet where a minimum of 75 feet is required and a side yard setback of 4 feet where a minimum of 30 feet is required; an existing A/C on the left side of the house to have a front yard setback of 70 feet where a minimum of 75 feet is required; a new generator with a front yard setback of 71 feet where a minimum of 75 feet is required and a side yard setback of 25 feet where a minimum of 30 feet is required; new lp tanks with a side yard setback of 15 feet where a minimum of 30 feet is required and a combined side yard setback of 19 feet where a minimum of 80 feet is required; and a new underground lp tank with a front yard setback of 40 feet where a minimum of 75 feet is required and a side yard setback of 20 feet where a minimum of 30 feet is required all per Section 300-21 and Appendix A of the Town Zoning Code. Premises is in an R1-60 zone and is located at 379 Crow Hill Road, Mt. Kisco, NY; a/k/a Section 70.8, Block 1, Lot 12 on the Tax Map of the Town of Yorktown.

#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. The proposed alteration has a front yard setback of 35'5" where 75' are required per Appendix B of the town of Yorktown Zoning Code.

#26/14

2835 Old Yorktown Rd.

26.12/1/26

This is an application for a new a.c. compressor with a side yard setback of 12' where a minimum of 15' is required and a combined side yard setback of 17' 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

#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.

#33/14

3365 Quinlan Street

Section 17.13 Block 1 Lot 37

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.

#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

The proposed addition has a front yard setback of 31' where 36' are required per 300-22 of the Town of Yorktown Zoning Code as this subdivision was built using the R1-20 Flexibility Standards. The proposed accessory apartment has a usable floor area of 1159 square feet where 800 square feet is the maximum allowed and occupies 36% of the usable floor area of the main building where 33% is the maximum allowed per 300-38(B)5 of the Town of Yorktown Zoning Code.

#43/14

767 Pines Bridge Rd.

Section 70.10 Block 1 Lot 11

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.

ADJOURNED AGENDA

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.