

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

September 11, 2014

6:30 p.m.

ADDED AGENDA

#22/11

**Property Address: 1401 Front Street
Section 48.11, Block 1, Lot 52 &
Section 48.07, Block 1, Lot 56**

Request for an extension as set forth in Zoning Code Section 300-32 for the completion of improvements for the special permit issued on August 22, 2011 for a wireless telecommunications facility. On January 26, 2012, the Board granted an eight-month extension expiring September 26, 2013 and on September 27, 2012, the Board granted a one-year extension expiring September 26, 2013. On September 26, 2013 another extension was granted expiring September 26, 2014. Also to request that the special permit be amended to differentiate between Homeland Towers and T-Mobile with Verizon Wireless' pending co-location application for the purposes of Section 330-32 of the Zoning Code. Premises is located in an I-2 zone and is located at 1401 Front Street, Yorktown Heights, NY; a/k/a Section 48.11, Block 1, Lot 52 and Section 48.07, Block 1, Lot 56 on the Tax Map of the Town of Yorktown.

#47/12

**Property Address: 3950 Crompond Road
Section 35.08, Block 1, Lot 1**

Request for a third extension of one year to fulfill a condition of the decision of the Zoning Board dated September 22, 2011 and filed in the Town Clerk's Office on November 9, 2011. The condition for the approval was a requirement that the applicant obtain a certificate of occupancy from the Building Department. There are issues involving the Building Code and the Health Department and the applicant has not yet obtained the Certificate. Premises is in an R-3 zone and is located at 3950 Crompond Road, Yorktown Heights, NY; a/k/a Section 35.08, Block 1, Lot 1 on the Tax Map of the Town of Yorktown.

#49/14

**Property Address: 3135 Moss Lane
Section 26.8, Block 1, Lot 79**

This is an application to allow an existing shed (under 100 s.f.) to have a side yard setback of 9' where a minimum of 15' is required and a combined side yard setback of 24' (due to the

installation of pool equipment and LP tank) where a minimum of 35' is required, as per section 300-21 and Appendix A of The Town Code. This property is located in a R1-20 Flex.

#50/14

**Property Address: 3545 Gomer St.
Section 17.09, Block 1, Lot 37**

This is an application to allow a 2nd story addition (left side) and a.c. compressors with a combined side yard setback of 36' 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.

#51/14

**Property Address: 2062 Midland Ave.
Section 37.18, Block 2, Lot 12**

This is an application to allow a shed with a front yard setback of 18' where a minimum of 30' is required and a side yard setback of 1' 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.

#52/14

**Property Address: 1968 E. Main St.
Section 15.15, Block 1, Lot 47**

This is an application to allow a sign to be placed on the roof where one is not permitted as per Appendix D (5) (A) of the Town of Yorktown Zoning Code.

#53/14

**Property Address: 2600 Loretta Street
Section 26.20, Block 1, Lot 6**

This is an application to allow a freestanding sign with an area of 53 s.f. where a maximum of 4 s.f. is permitted in a R-1 zone as per Chapter 300 Appendix C of The Town of Yorktown Zoning Code. This property is located in a R1-20 Zone.

#54/14

**Property Address: 1180 Hunterbrook Rd.
Section 58.5, Block 1, Lot 11**

This is an application to allow an addition to have a rear yard setback of 47' where a minimum of 75' is required as per 300-21 and Appendix A of The Town of Yorktown Zoning Code. This property is located in a R1080 zone.

#55/14

**Property Address: 1305 Baptist Church Rd.
Section 47.15, Block 1, Lot 21**

This is an application for a subdivision in which Section 300-45(F) of The Zoning Code requires manure storage to be 200' from a property line. The existing manure pad is less than 200'. There are multiple buildings less than 100' to the property line. Section 300-45(B) requires a minimum of 100' to a property line. This property is located in a R1-160 zone.

#56/14

**Property Address: 300 Richard Place
Section 37.19, Block 1, Lot 2**

Special Permit Conditions

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 11, 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:

#44/14

**Property Address: 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

**Property Address: 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

**Property Address: 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

**Property Address: 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

**Property Address: 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.

#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.

CLOSED & RESERVED

#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.

Subject to obtaining Building Dept. records on Gazebo