

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**October 23, 2014**

**6:30 p.m.**

**ADDED AGENDA**

**#57/14**

**Property Address: 2974 Sherman Court**

**Section 25.12-1-9**

Application for a renewal of a special use permit of an accessory apartment. The property is located at 2974 Sherman Court, Mohegan Lake, NY 10547 a/k/a Section 25.12, Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

**#58/14**

**Property Address: 3525 Crompond Rd (Route 202)**

**Section 36.05-1-13**

This is an application to allow the outdoor storage of vehicles as per section 300-44 of The Town Zoning Code. This property is located in a C-4 zone. The property is located at 3525 Crompond Road, Cortlandt Manor, NY 10567 a/k/a Section 36.05, Block 1, Lot 13 on the Tax Map of the Town of Yorktown.

**#59/14**

**Property Address: 3304 Gomer St.**

**Section 17.13-2-89**

This is an application for a Special Use permit to allow a Dental Office in a residential dwelling as per section 300-76 of The Town Zoning Code. This property is located in a R1-20 zone. The property is located at 3304 Gomer Street, Yorktown Heights, NY 10598 a/k/a Section 17.13, Block 2, Lot 89 on the Tax Map of the Town of Yorktown.

**#60/14**

**Property Address: 380 Mountain Rd.**

**Section 6.17-2-4**

This is an application to allow an existing garage with a side yard setback of 4' where a minimum of 12' is required as per 300-21 and Appendix A of The Town Zoning Code. This property is located in a R1-10 zone. The property is located at 380 Mountain Rd, Jefferson Valley, NY 10535 a/k/a Section 6.17, Block 2, Lot 4 on the Tax Map of the Town of Yorktown.

**#61/14**

**Property Address: 841 Heritage Ct.**  
**Section 16.11-2-65**

This is an application to allow an existing bay window to have a side yard setback of 14.02' where a minimum of 15' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone. The property is located at 841 Heritage Ct., Yorktown Heights, NY 10598 a/k/a Section 16.11, Block 2, Lot 65 on the Tax Map of the Town of Yorktown.

**#62/14**

**Property Address: 2557 Ridge St.**  
**Section 27.17-2-10**

This is an application to construct an addition with a front yard setback of 45' where a minimum of 50' is required as per section 300-21 and Appendix A of The Town zoning code. This will also increase the non-conformity of the existing setback of 49.08' creating a violation of section 300-173 of The Town Zoning Code. This property is located in a R1-40 zone. The property is located at 2557 Ridge St, Yorktown Heights, NY 10598 a/k/a Section 27.17, Block 2, Lot 10 on the Tax Map of the Town of Yorktown.

**#63/14**

**Property Address: 3270 Baker St.**  
**Section 16.17-1-53**

This is an application to allow an existing lot with 11,201 s.f. where a minimum of 20,000 s.f. is required as per Appendix A of The Town Zoning Code. The lot has 0' frontage where a minimum of 50' as per 300-11(G) and Appendix A. Town law 280 A requires frontage on a Town approved Road. This property is located in a R1-10 zone. The property is located at 3270 Baker St., Mohegan Lake, NY 10547 a/k/a Section 16.17, Block 1, Lot 53 on the Tax Map of the Town of Yorktown.

**#64/14**

**340 Illington Road**  
**Section 69.7-1-8**

Request to apply Zoning Code Section 300-180B to build an addition to the existing gymnasium.

**NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, October 23, 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:**

**#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 2<sup>nd</sup> 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 R1-80 zone.

**#56/14**

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

**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**