

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**December 11, 2014**

**6:30 p.m.**

**ADDED AGENDA**

**#65/14**

**Property Address: 2103 Laurel Ct.**

**Section 37.10, Block 1, Lot 9**

Application for a special use permit of an accessory apartment. The property is located 2103 Laurel Court, Yorktown Heights, NY 10598 a/k/a Section 37.10, Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

**#66/14**

**Property Address: 232 Sparkle Rd.**

**Section 27.10, Block 1, Lot 40**

Application for a special use permit of an accessory apartment. The property is located 232 Sparkle Rd, Yorktown Heights, NY 10598 a/k/a Section 27.10, Block 1, Lot 40 on the Tax Map of the Town of Yorktown.

**#67/14**

**Property Address: 3211 Lakeshore Drive**

**Section 28.08, Block 3, Lot 2**

The applicant proposes to construct a house on a lot with less than 20,000s.f. required in a R1-10 zone. A variance was granted in 2006 for this purpose, with the stipulation the development adhere to the plans and footprint approved by the ZBA at that time. The new proposed dwelling has a different plan and larger footprint. This property is located in a R1-10 zone.

**#68/14**

**Property Address: 1415 Christine Rd.**

**Section 16.17, Block 1, Lot 51**

This is an application to construct a dwelling on a property that has less than the required 80' frontage on an improved street as required under N.Y.S. Town Law, Article 16, Section 280-a and as required under The Town of Yorktown Code, Article IV, section 300-11 sub-section G. This property is located in a R1-10 zone

**#69/14**

**Property Address: 428 Bonnie Ct**  
**Section 17.13, Block 2, Lot 29**

This is an application to allow an existing shed to have a side yard setback of 5'6" and a deck with a side yard setback of 7' both combining for a setback of 12'6" where a minimum of 15' is required for a single side yard and a combined 40' is required for both. This property is located in a R1-20 zone.

## **ADJOURNED AGENDA**

**#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.

**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:**

**#56/14**

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

**#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' were 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.