

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

January 22, 2015

6:30 p.m.

ADDED AGENDA

O’Neil, Kathleen and Kevin

#1/15

Property Address: 3719 Mill St

Section 16.5 Block 3 Lot 2

This is an application for a renewal of an accessory apt.

Soundview Prep School

#2/15

Property Address: 370 Underhill Ave.

Section 48.06 Block 1 Lot 30

This is an application for a private junior/high school to renew a special use permit under section 300-21(b)(8) and 300-55 of the Town Zoning Code. This property is located in a R1-40 zone.

Holland, John & Angela Ashley

#3/15

Property Address: 1720 Baptist Church Rd.

Section 47.9 Block 1 Lot 5

This is an application for an existing shed to have a side 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 R1-80 zone.

Gershenson, Carol

#4/15

Property Address: 3012 High St.

Section 25.12 Block 1 Lot 24

This is an application to allow an existing generator with a side yard setback of 3’6” and 2 lp tanks with a side yard setback of 8’6” where a minimum of 15’ is required for both as per sections 300-21, 300-173 and Appendix A of The Town Zoning Code. This property is located in a R1-20 zone.

VS Construction Corp

#5/15

Property Address: 3771 Curry St

Section 6.18 Block 1 Lot 13

This is an application to construct a dwelling on a lot with an area of 18,040 s.f. where a minimum of 20,000 s.f. is required as per section 300-21 and Appendix A. The proposed dwelling would also have a side yard setback of 26.1 feet where a minimum of 40 feet is required as per sections 300-21, 300-13G and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

ADJOURNED AGENDA

Competition Carting

#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, January 22, 2015 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:

Ahearn, James and Lorraine

#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.

Petrillo, Debbie

#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.

KTT Builders

#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.

Triglia, Rocco

#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

Egan, Brian

#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.