

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
September 20, 2018  
6:30 p.m.**

**NEW BUSINESS**

**GONZALES**

**#42/18**

**Property Address: 2736 Windmill Dr.**

**Section 27.10, Block 3, Lot 41**

This is an application to allow an existing addition/deck with a rear yard setback of 34.9 feet where 40 feet is required in an R1-20 zone as per section 300-21 and Appendix A of The Town Zoning Code.

**COHN**

**#43/18**

**Property Address: 376 Illington Rd.**

**Section 69.08, Block 1, Lot 16**

This is an application to allow an existing addition with a side yard setback of 26.17 feet where 30 feet is required in an R1-80 zone as per section 300-21 and Appendix A of the Town Zoning Code.

**MITCHELL**

**#44/18**

**Property Address: 2578 Farsund Dr.**

**Section 27.15, Block 2, Lot 29**

This is an application to allow an addition with a combined side yard setback of 25.56 feet where 40 feet is required in an R1-80 zone as per section 300-21 and Appendix A of the Town Zoning Code.

**KEANE**

**#45/18**

**Property Address: 2877 Mead St.**

**Section 27.09, Block 1, Lot 60**

This is an application to allow an existing pool and deck with a side yard setback of 8.75 feet where 10 feet is required in an R1-20 zone as per section 300-21 and Appendix A of the Town Zoning Code.

**McCABE**

**#46/18**

**Property Address: 645 Birdsall Dr.**

**Section 59.14, Block 1, Lot 16**

This is an application to allow a fence with a rail height of 65' and a post height of 69' where 4.5 feet and the post may be 1 foot higher in a side yard as per section 300-13 of the Town Zoning Code. This property is located in a R1-80 zone.

**LEMBKE**

**#47/18**

**Property Address: 2093 Allan Ave.  
Section 37.08, Block 1, Lot 67**

This is an application to allow an addition with a rear yard setback of 22.7 where 30 feet is required in an R1-10 zone as per section 30-21 and Appendix A of the Town Zoning Code.

**NELSON**

**#48/18**

**Property Address: 2972 Ferncrest Dr.  
Section 26.08, Block 2, Lot 51**

This is an application to allow an addition with a combined side yard setback of 14.16 feet where 15 feet is required in an R1-20 zone as per section 300-21 and Appendix A of the Town Zoning code.

**SKELTON**

**#49/18**

**Property Address: 51 Wellington Ct.  
Section 48.12, Block 1, Lot 27**

This is an application to allow an accessory structure (hot tub) with a side yard setback of 2 feet where 10 feet is required in an R1-20 zone as per section 300-21 and Appendix A of the Town Zoning Code.

**ADJOURNED**

**BOGA**

**#34/18**

**Property Address: 3747 Briar Hill St.  
Section 15.08, Block 2, Lot 3**

This is an application for the renewal of an accessory apartment.

**WASHINGTON PRIME GROUP**

**#39/18**

**Property Address: 650 Lee Blvd.  
Section 16.12, Block 1, Lot 24**

This is an application to allow an existing lot of 38.76 acres to be subdivided into 2 lots, 30.05 acres and 8.42 acres with .29 acres within a town ROW, where a minimum lot size is 35 acres. They also seek a variance to permit a main building with a setback of 5' from a street where a minimum of 50' is required. Variances required are per sections 300-88(A) and 300-87 of the Town Zoning Code. This property is located in a CRC zone.

**DINEEN, KATHLEEN**

**#48/16**

**Property Address: 2090 Crompond Rd.  
Section 37.14, Block 2, Lot 8**

This is an application to modify an existing special use permit for a day care facility per 300-53 of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

**DINEEN, KATHLEEN**

**#49/16**

**Property Address: 2090 Crompond Rd.**

**Section 37.14, Block 2, Lot 8**

This is an application for a variance to allow an addition to a daycare facility to have a building coverage of 10057.5 sq. ft. where 7404 sq. ft. is the maximum allowed per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

### **PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, Sept. 20, 2018 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:**

**BRI-ANT**

**#41/18**

**Property Address: 1169 East Main St.**

**Section 16.10, Block 1, Lot 37**

This is an application to allow a garage with a side yard setback of .83' where either 0' or 10' is required, a rear yard setback of .83' where a minimum of 30' is required and a side yard setback (abutting a residential district) of .83' where a minimum of 50' is required as per appendix B and the Town Zoning Code. This property is located in a C-2 zone.