

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
July 25, 2019
6:30 p.m.**

NEW BUSINESS

AMERICAN CUSTOM BUILDERS #24/19

**Property Address: 2599 Gregory St.
Section 27.14, Block 1, Lot 32**

This is an application for a proposed front porch with a front yard setback of 38.66' where a minimum of 40' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40 zone.

GENCARELLI #25/19

**Property Address: 1525 Ivy Rd.
Section 16.13, Block 1, Lot 48**

This is an application for a special use permit as required per 300-62(B) of the Town Zoning code to park an RV on the property. This property is located in a R1-20 zone.

ZISSEL #26/19

**Property Address: 350 London Rd.
Section 17.17, Block 3, Lot 32**

This is an application to allow a 6' fence in a side yard where a maximum of 4.5' is required as per 300-13F of the Town Zoning Code. This property is located in a R1-20 zone.

MINTZ #27/19

**Property Address: 3501 Frost Rd.
Section 16.10, Block 1, Lot 2**

This is an application for an existing shed with a side yard setback of 10'1" 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.

SPILLANE #28/19

**Property Address: 152 Loder Rd.
Section 27.19, Block 1, Lot 28**

This is an application to allow a landing and stairs with a side yard setback of 10'2" where a minimum of 20' is required and a combined side yard setback of 16.6' where a minimum of 50' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40 zone.

SARLO #29/19

**Property Address: 675 Saw Mill River Rd.
Section 59.14, Block 1, Lot 20, 21, 22**

This applicant is requesting a special use permit for having a contractor's yard and parking commercial vehicles.

YORKTOWN ENERGY STORAGE 1 LLC

#30/19

Property Address: 3901 Gomer Ct.

Section 6.17, Block 1, Lot 24

This is an application for a special use permit for a Public Utility Substation as per 300-57 of the Town Zoning Code.

HANLEY

#31/19

Property Address: 791 Pinesbridge Rd.

Section 70.14, Block 1, Lot 11

This is an application for an addition with a side yard setback of 21' where a minimum of 30' is required and a front yard setback of 34' where a minimum of 41' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-80 zone.

RYAN

#32/19

Property Address: 2293 Haymaker

Section 37.06, Block 1, Lot 50

This is an application to allow a 5.5' fence in a side yard where a maximum of 4.5' is permitted as per 300-13F of the Town Zoning Code. This property is located in a R1-40 zone.

PANBAR

#33/19

Property Address: 1285 Aspen Rd.

Section 5.17, Block 1, Lot 11

This is an application for a proposed single family dwelling on a lot with no frontage on a improved town road where a minimum of 100' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

ADJOURNED

DINEEN, KATHLEEN (*letter sent for status*)

#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 (*letter sent for status*)

#48/16

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, July 25, 2019 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:

ANTINI #20/19

Property Address: 2222 Crompond Rd.

Section 37.09, Block 1, Lot 68

This is a special permit use application for the renewal of an accessory apartment.

BELLISSIMO #21/19

Property Address: 2985 Navajo St.

Section 6.18, Block 1, Lot 29

This is an application for a renewal of a special use permit for a day care. Required under section 300-53 of the Town Zoning Code. This property is located in an I-1 zone.

FINELLI #22/19

Property Address: 731 Locksley Rd.

Section 26.20, Block 1, Lot 58

This is an application for a proposed addition with a combined side yard setback of 38.6' 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.

FRATOLILL #23/19

Property Address: 2352 Blue Spruce

Section 37.07, Block 1, Lot 21

This is an application for a garage addition with a side yard setback of 28.6' where a minimum of 30' is required and a combined side yard setback of 70.9' where a minimum of 80' is required as per section 300-21 and appendix A of the Town zoning code. Property is located in a R1-80 zone.

3717 CROMPOND ROAD LLC #10/19

Property Address: 3717 Crompond Rd.

c/o Law Office of Grace & Grace

Section 35.08, Block 1, Lot 13

Application for a Special Use permit to allow the use of an approved parking lot (site plan) to be used for parking of vehicles and/or in the alternative for a variance to allow for the accessory use of the subject property for purposes of parking without an active main use.

MENDOZA #17/19

Property Address: 1824 Hanover St.

Section 37.19, Block 3, Lot 32

This is an application for a renewal of a special use permit for an accessory apartment.

RAHMAN

#19/19

Property Address: 3725 Barger St.

Section 16.07, Block 1, Lot 8

This is an application for the construction of a garage, with a side yard setback of 26' where a minimum of 40' is required as per 300-13(g) and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

SPIRELLI 3545 LLC

#16/19

Property Address: 3545 Buckhorn St.

Two-lot subdivision

Section 16.10, Block 4, Lot 10

Application for a definitive interpretation by the Zoning Board as whether the condition by the Planning Board, within the previous decision, which states that no further subdivision is allowed is binding and should have any bearing on the application before them.