

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
July 23, 2020  
6:30 p.m.**

**ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:  
<https://us02web.zoom.us/meeting/register/tZMrduGurTksEt1hu3hZiQPeraCnxopRCIPL>**

**NEW BUSINESS**

**MAZZELLA**

**#20/20**

**Property Address: 2060 Allan Ave.  
Section 37.18, Black 2, Lot 30**

This is an application to allow a building lot with an area of 10,000 s.f. where a minimum of 20,000 s.f. is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

**AHMED**

**#21/20**

**Property Address: 1271 Fairhills Dr.  
Section 69.16, Black 1, Lot 10**

This is an application for a new accessory Apartment. The apartment will have a floor area of 1148 s.f. where a maximum of 800 s.f. is permitted and an entrance in the front where only 1 main entrance is permitted on a front side of a building per sections 300-21,300-38(B) 4 and 5 of Town Zoning Code.

**AHMED**

**#22/20**

**Property Address: 1271 Fairhills Dr.  
Section 69.16, Black 1, Lot 10**

This is an application to construct an addition with a front yard setback of 70.07' where a minimum of 75' is required and a side yard setback of 23.26' where a minimum of 30' is required. This proposed addition will have an accessory apartment with a floor area of 1148 s.f. where a maximum of 800 s.f. is permitted and an apartment entrance in the front where only 1 main entrance is permitted on the front side of a building. Required variance are per 300-21, Appendix A and 300-38(B)4 and 5 of the Town Zoning Code. This property is located in a R1-80 zone.

**ADJOURNED**

**SARLO (Adjourned requested by applicant 12/12)**

**#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.

**BUCELLO (Adjourned requested by applicant 10/21)**

**#36/19**

**Property Address: 608 Granite Springs Rd.  
Section 27.13, Block 2, Lot 11**

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

**MANNING (Adjourned requested by applicant 7/17)**

**#18/20**

**Property Address: 304 Alden Rd.**

**Section 27.10, Block 1, Lot 13**

This is an application to legalize an existing shed with a rear yard setback of 6'1" where a minimum of 10' is required as per section 300-14(B) and Appendix A of the Town Zoning Code. This property is located in a R1-20 Zone.

## **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 23, 2020 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:**

**ACME REALTY**

**#19/20**

**Property Address: 2013 Crompond Rd.**

**Section 37.14, Block 1, Lot 45**

This is an application for a special use permit for an outside storage area with a 8' fence around it. This property is located in a C-3 zone.

**HOFFMAN**

**#12/20**

**Property Address: 3808 Old Crompond Rd.**

**Section 35.08, Block 1, Lot 32**

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