

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
October 15, 2020
6:30 p.m.**

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

NEW BUSINESS

FAIVRE **#33/20**

Property Address: 1420 Trout Brook Dr.
Section 48.14, Block 1, Lot 44

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

GROTE **#32/20**

Property Address: 3414 North Shelly St.
Section 16.13, Block 2, Lot 53

This is an application for a proposed addition with a front yard setback of 25.76' where a minimum of 40' is required, a combined side yard setback of 37.31' where a minimum of 40 is required and a building coverage of 21.90% where a maximum of 20% is allowed. All per section 300-21 and Appendix A of the Town Zoning Code.

FRAGETTE **#34/20**

Property Address: 3281 Elk Ct.
Section 17.14, Block 3, Lot 32

This is an application for an existing carport with a front yard setback of 24.6' where a minimum of 40' is required, a side yard setback of 1.85' where a minimum of 15' is required and a combined side yard setback of 25.35' where a minimum of 40 is required. An existing deck in the rear yard has a side yard setback of 8.4' where a minimum of 10' is required. All per section 300-21 and Appendix A of the Town Zoning Code.

GALVIN **#35/20**

Property Address: 2864 Hedwig Dr.
Section 27.10, Block 2, Lot 25

This is an application to allow a shed with a side yard setback of .6' where a minimum of 15' is required and a deck with a rear yard setback of 7.5' where a minimum of 10' is required as per 300-21 and Appendix A of the Town Zoning Code.

GOLIO **#36/20**

Property Address: 2936 South Deerfield Ave.
Section 36.12, Block 3, Lot 2

This is an application to allow an existing deck and an expansion of this deck with a combined side yard setback of 39.20' where a minimum of 40' is required as per 300-21 and Appendix A of the Town Zoning Code.

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.

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, October 15, 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:

MANNING #18/20

Property Address: 304 Alden Rd.

Section 27.10, Block 1, Lot 13

This is an application to allow 2 existing sheds: a 12x16 shed with a side yard setback of 6'1" and a shed under 100 s.f. with setbacks of .66' and 1.66' where a minimum of 10' is required as per 300-21 and Appendix A of the Town Zoning Code.

MAZZELLA #20/20

Property Address: 2060 Allan Ave.

Section 37.18, Block 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.

KATT #23/20

Property Address: 3528 Gomer St.

Section 17.10, Block 2, Lot 97

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

FIORITO #24/20

Property Address: 1625 Central Ave.

Section 48.07, Block 2, Lot 28

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

HAIGHT #25/20

Property Address: 1228 E Main St.

Section 16.10, Block 2, Lot 76

This is an application for the new owner applying for a special use permit for an accessory apartment with 906.5 s.f. where a maximum is 800 s.f. is allowed.

DIULIO #27/20

Property Address: 1587 Cross Rd.

Section 15.08, Block 1, Lot 52

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

GREEN

#26/20

**Property Address: 127 California Rd.
Section 48.11, Block 2, Lot 13**

This is an application for an existing porch with a new roof where a front yard setback of 34' is provided but a minimum of 40' is required.

CHRISTENSEN

#30/20

**Property Address: 708 Garth Ct.
Section 26.12, Block 3, Lot 37**

This is an application to allow an existing 8x10 shed with a rear yard setback of 5' where a minimum of 10' is required as per 300-21 and Appendix A of the Town Zoning Code.

FETZER

#28/20

**Property Address: 133 Dorchester Dr.
Section 48.07, Block 3, Lot 84**

This is an application for a proposed addition with a rear yard setback of 24' where a minimum of 30' is required as per 300-21, 300-9 and Appendix A of the Town Zoning Code.

COLOMBINI

#29/20

**Property Address: 1450 Spring Valley Rd.
Section 69.15, Block 1, Lot 3**

This is an application to allow the partial reconstruction and addition of a house on an existing non-conforming lot of 87,584.21 s.f. where a minimum of 200,000 s.f. is required. The addition will have a side yard setback of 25' where a minimum of 30' is required as per 300-21 and Appendix A of the Town Zoning Code.

YORKTOWN JAZZ LLC

#31/20

**Property Address: 3220 & 3216 Crompond Rd.
Section 26.18, Block 1, Lot 18**

This is an application to allow an area of 198 s.f. of building sign coverage where a maximum of 77 s.f. is allowed. Directory signs, each with an area of 6.96 s.f. where a maximum of 4 s.f. is allowed. A directory sign with 20'' letters where a maximum of 6'' is allowed and a sign area of 62.67 s.f. where a maximum of 35 s.f. is allowed per 300-193.11 and Appendix D of the Zoning Code. **The building and directional signs are for Pad B.