

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
June 24, 2021
6:30 p.m.**

ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:

<https://us02web.zoom.us/meeting/register/tZYscuCprDMqG9AwPLdb3m27IzUL5cRmetlt>

NEW BUSINESS

NAKHLA **#32/21**

**Property Address: 2717 Quinlan St.
Section 27.13, Block 1, Lot 38**

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

MUSTO **#33/21**

**Property Address: 2691 Farsund Ct.
Section 27.15, Block 1, Lot 58**

This is an application for a rear-enclosed porch with a rear yard setback of 37.58' 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 R1-20 zone.

DOMENIC **#30/21**

**Property Address: 3251 North Deerfield Ave.
Section 16.20, Block 1, Lot 68**

This is an application to allow a 2nd story addition with a front yard setback of 39.4' and a rear yard setback of 37.1' where both require a minimum of 40'. This is an existing house on a lot area of 18,341 s.f. where 20,000 is required. All per 300-21 and Appendix A of the Town zoning code. This property is located in a R1-20 zone.

MASSERMAN **#31/21**

**Property Address: 500 Manchester Rd.
Section 17.13, Block 1, Lot 32**

This is an application for a 2nd story addition with a combined side yard setback of 29'1" 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 R1-20 zone.

ADJOURNED

ALEK TRIS LLC **#10/21**

**Property Address: 1075 East Main St.
Section 16.10, Block 3, Lot 26**

This is an application to remove the condition in a previous ZBA decision that prohibits the subdivision of this lot. If this is removed, a proposed 3-lot subdivision would be applied for. This property is located in a R1-10 zone.

CARVALHO (requested by applicant) #44/20
Property Address: 1681 Summit St.
Section 48.07, Block 2, Lot 9

This is an application to subdivide a lot creating 2 lots under the required 10,000s.f. where a minimum of 20,000 s.f. is required. This property is located in a R1-10 zone.

GRACE (requested by applicant) #45/20
Property Address: 959 Hanover St.
Section 59.07, Block 1, Lot 4

This is an application to allow a caretakers cottage as per 300-47 of the Town Code. This property is in a R1-80 zone.

TAMBURELLO (requested by applicant) #9/21
Property Address: 3061 Oak St.
Section 25.12, Block 2, Lot 5

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

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, June 24, 2021 at 6:30 P.M. or as soon thereafter as is practicable viz ZOOM. Please contact zba@yorktownny.org if you wish to participate.

O'NEIL #23/21
Property Address: 3719 Mill St.
Section 16.05, Block 3, Lot 2

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

SHORT #24/21
Property Address: 1300 Baldwin Rd.
Section 47.16, Block 1, Lot 2

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

AHERN #27/21
Property Address: 2103 Laurel Ct.
Section 37.10, Block 1, Lot 9

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

APRUZZESE #22/21
Property Address: 341 Smith Rd.
Section 17.13, Block 2, Lot 16

This is an application for a proposed deck and existing pool with a rear yard setback of 6' 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 R1-20 zone.

MARINO

#25/21

Property Address: 3716 Oriole Ct.

Section 16.07, Block 1, Lot 22

This is an application to install a pool in the front yard where 40' is required and 13'5" is proposed and an existing fence of 6'6" is in the front side yard where 4'6" is allowed and a shed 6'6" off the property line where 10' is required as per 300-21 Appendix A of the Town Zoning Code.

DISTELHURST

#26/21

Property Address: 500 Yorkhill Rd.

Section 37.05, Block 2, Lot 33

This is an application for a proposed accessory structure with a side yard setback of 10.43' where a minimum of 15' is required and a combined side yard setback of 30.64' where a minimum of 40' is required per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

DWYER

#28/21

Property Address: 524 Yorkhill Rd.

Section 37.05, Block 2, Lot 30

This is an application for a special use permit for a proposed accessory apartment on the 1st floor where it's required to be on the 2nd floor as per 300-38(B)(1) of the Town Zoning Code. (Construction of this apartment has a separate zoning application). This property is located in a R1-20 zone.

DWYER

#29/21

Property Address: 524 Yorkhill Rd.

Section 37.05, Block 2, Lot 30

This is an application to construct an accessory apartment dwelling with a side yard setback of 5' where a minimum of 15' is required, a combined side yard setback of 25.69' where a minimum of 40' is required and to allow the accessory apartment to be on the 1st floor where its required to be on the 2nd floor as per sections 300-21,300-38(B)(1) and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.