

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
December 9, 2021  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**SHAWARBY** #48/21

**Property Address:** 3570 Ellis St.

**Section 15.15, Block 1, Lot 1**

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

**MUSHKOLAJ** #49/21

**Property Address:** 3551 Buckhorn St.

**Section 16.10, Block 4, Lot 13**

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

**PHILLIPS** #50/21

**Property Address:** 3750 Meadow Ln.

**Section 16.06, Block 2, Lot 40**

This is an application to allow the enclosure a front porch with a front yard setback of 15.7' where a minimum of 30' is required, a second story addition with a front yard setback of 23.7' where a minimum of 30' is required, the proposed side yard deck with a front yard setback of 23.07' where a minimum of 30' is required, an existing shed in the rear yard with a side yard setback of 3.31' where a minimum of 10' is required per section 300-21 Appendix A of the Town Zoning Code.

**ADJOURNED**

**ARGIRO** #44/21

**Property Address:** 3517 Kamhi Drive

**Section 16.11, Block 3, Lot 45**

This is an application for a special use permit for the parking of a commercial vehicle in a residential area as per section 300-62 of the Town Zoning Code.

**CARVALHO** #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** #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**

**#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, December 9, 2021 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:**

**JOHAL**

**#47/21**

**Property Address: 3612 West Rd.**

**Section 15.15, Block 1, Lot 20**

This is an application to allow an addition with a side yard setback of 35.4' where a minimum of 40' is required and a deck with a side yard setback of 14.1' where a minimum of 15 is required as per 300-13(G), 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

**McMONIGLE**

**#46/21**

**Property Address: 738 Mercer Rd.**

**Section 26.20, Block 1, Lot 75**

This is an application to allow an existing front terrace with a side yard setback of 12.9' where a minimum of 15' is required, a combined side yard setback of 38.5' where a minimum of 40' is required and a front yard setback of 23.9' 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.