

TOWN OF YORKTOWN

ZONING BOARD OF APPEALS

December 10, 2015

6:30 p.m.

ADDED AGENDA

#44/15

Property Address: 148 Inspiration Road

Section 16.17, Block 4, Lot 15

This is a special permit application for an accessory apartment renewal. This property is located in a R1-10 zone.

#45/15

Property Address: 1443 Hiawatha Rd.

Section 16.09, Block 1, Lot 23

This is an application to legalize a mudroom with a front yard setback of 13.67' where 30' are required and a deck with a side yard setback of .83' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#46/15

Property Address: 1600 Spring Valley Road

Section 69.14, Block 1, Lot 7

This is a special permit application to renew a multi-family use per 300-68 of the Town of Yorktown Zoning Code. This property is located in a R1-200 zone.

#47/15

Property Address: 1075 East Main Street

Section 16.10, Block 3, Lot 25

This is a special permit application to convert an existing dwelling built prior to 1930 to a 2 family dwelling per 300-68 of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#48/15

Property Address: 70 Upland Road

Section 37.15, Block 2, Lot 35

This is an application to allow a porch to have a front yard setback of 22.89' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#49/15

**Property Address: 3236 Lookout St.
Section 26.15, Block 1, Lot 28**

This is an application to allow an addition to have a front yard setback of 49'10" where 55' are required and a side yard setback of 7.4' where 12' are required per 300-21, Appendix A, footnote #1 of Appendix A and 300-173 of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#50/15

**Property Address: 3435 Spruce Street
Section 16.13, Block 2, Lot 19**

This is an application to legalize an air condition unit with a side yard setback of 25.5' where 40' are required per 300-21, 300-13(G), and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#51/15

**Property Address: 770 Saw Mill River Road
Section 59.14, Block 1, Lot 2**

This is an application to allow a porch with a front yard setback of 30' where 75' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-80 zone.

#52/15

**Property Address: 2300 Catherine Street
Section 35.12-1 2 & 3**

This is an application to move a lot line that results in existing structures having side yard setbacks of 23-5' and 35' where 150' are required per 300-21 and 300-161(C)3(B) of the Town of Yorktown Zoning Code. This property is on a RSP-3 zone.

#53/15

**Property Address: 1546 Wenonah Trail
Section 25.8, Block 2, Lot 59**

This is an application to allow a gate to have a height of 9' where 4.5' are allowed per 300-13(F) of the Town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#54/15

**Property Address: 1 Nabby Hill Road
Section 26.05, Block 1, Lot 76**

This is an application to allow additions to an existing multiuse building to have a front yard setback of 18.3', a side yard setback of 45.5', and a rear yard setback of 20' where 150' are required per 300-21 and 300-41 of the town of Yorktown Zoning Code. This property is located in a R1-10 zone.

#55/15

Property Address: 3761 Marcy Street
Section 15.08, Block 2, Lot 90

This is an application to allow an existing shed and gazebo to have a rear yard setback of 8' where 10' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

#56/15

Property Address: 2851 Sutton Street
Section 26.11, Block 1, Lot 84

This is an application to allow a pool to have a front yard setback of 10' where 40' are required and a side yard setback of 10' where 15' are required per 300-21, 300-13(G), and Appendix A of the Town of Yorktown Zoning Code. This property is located in a R1-20 zone.

ZONING INTERPRETATION

A request from the Building Inspector that the Zoning Board of Appeals interpret the meaning of 300-177 of the Town of Yorktown Zoning Code.

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 10, 2015 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:

#31/15

Property Address: 155 Hog Hill Rd.
Section 70.11, Block 1, Lot 9

This is an application for the keeping of fowl with coop. This requires a special use permit as required by Sec. 300-21C(1)(D)(3) and 300-81.3 of the Town Zoning Code. The property is located at 155 Hog Hill Rd., Yorktown Heights, NY a/k/a Section 70.11 Block 1, Lot 9 on the Tax Map of the Town of Yorktown.

#35/15

Property Address: 1818 Amazon Rd.
Section 25.11, Block 1, Lot 5

This is an application for a renewal of an accessory apartment. This property is located at 1818 Amazon Rd., Mohegan Lake, NY a/k/a Section 25.11, Block 1, Lot 5.

#36/15

Property Address: 1798 French Hill Rd.
Section 37.18, Block 1, Lot 7

This is an application for a renewal of an accessory apartment. This property is located at 1798 French Hill Rd., Yorktown Heights, NY a/k/a Section 37.18, Block 1, Lot 7.

#37/15

Property Address: 3333 Crompond Rd.

Section 36.6, Block 2, Lot 76

This is an application to allow total signage for Building 3 to have an area of 225.6 s.f. where a maximum of 56 s.f. is permitted as per section Appendix D of the Town Zoning Code. This property is located in a C-1 district and is located at 3333 Crompond Rd., Yorktown Heights, NY a/k/a Section 36.6 Block 2 Lot 76.

#38/15

Property Address: 3333 Crompond Rd.

Section 36.6, Block 2, Lot 76

This is an application to allow total signage for Building 4 to have an area of 156 s.f. where a maximum of 58 s.f. is permitted as per section Appendix D of the Town Zoning Code. This property is located in a C-1 district and is located at 3333 Crompond Rd., Yorktown Heights, NY a/k/a Section 36.6 Block 2 Lot 76.

#39/15

Property Address: 3333 Crompond Rd.

Section 36.6, Block 2, Lot 76

This is an application to allow total signage for Building 2 to have an area of 306 s.f. where a maximum of 158 s.f. is permitted as per section Appendix D of the Town Zoning Code. This property is located in a C-1 district and is located at 3333 Crompond Rd., Yorktown Heights, NY a/k/a Section 36.6 Block 2 Lot 76.

#40/15

Property Address: 1745 Hanover St.

Section 48.7, Block 1, Lot 50

This is an application to allow an existing shed with rear yard setbacks of 2.3 feet and 8.1 feet 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 R1-10 Zone located at 1745 Hanover St., Yorktown Heights, NY a/k/a Section 48.7, Block 1, Lot 50.

#41/15

Property Address: 2956 Ferncrest Dr.

Section 26.12, Block 2, Lot 40

This is an application to allow a 6' fence in the side yards where only a maximum of 4.5' is permitted by section 300-13(F) of the Town Zoning Code. This property is located in a R1-20 zone at 2956 Ferncrest Dr., Yorktown Heights, NY a/k/a Section 26.12, Block 2, Lot 40.

#42/15

Property Address: 680 Croton Lake Rd.

Section 59.10, Block 1, Lot 1

This is an application to allow a barn with a side yard setback of 50 feet where a minimum of 100 feet is required as per section 300-21 and 300-45(B) of The Town of Yorktown Zoning Code. This property is located in a R1-200 zone at 680 Croton Lake Rd., Yorktown Heights, NY a/k/a Section 59.10, Block 1, Lot 1.

#43/15

Property Address: 3784 Wildwood St.

Section 16.11, Block 1, Lot 62

This is an application for an accessory structure with a rear yard setback width of 5' 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 at 3784 Wildwood St., Yorktown Heights, NY a/k/a Section 16.11, Block 1, Lot 62