

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

June 23, 2022

6:30 p.m.

**Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

DINENN-CAREY

#33/22

Property Address: 2090 Crompond Rd.

Section 37.14, Block 2, Lot 8

This is an application to renew a special use permit for the Day Care Facility per 300-52 of the Town Zoning Code. Premises is in a R1-20 Zone.

LACHTERMAN

#34/22

Property Address: 201 Montross Rd.

Section 48.11, Block 3, Lot 32

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.

NELSON

#35/22

Property Address: 3481 Wildwood St.

Section 16.16, Block 1, Lot 8

This is an application for a special use permit to covert an existing garage into an accessory apartment as per section 300-38 of the Town Zoning Code.

PURPURA

#36/22

Property Address: 3609 Flanders Dr.

Section 17.10, Block 3, Lot 49

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

MARSOCCI

#37/22

Property Address: 1225 Whitehill Rd.

Section 17.10, Block 3, Lot 49

This is an application for a special use permit for a farm as per section 300-45 of the Town Zoning Code.

MARSOCCI

#38/22

Property Address: 1225 Whitehill Rd.

Section 17.10, Block 3, Lot 49

This is an application for an accessory structure without a principle structure in a R1-40 zone as per section 300-21 and Appendix A of the Town Zoning Code.

ELEZAJ

#39/22

Property Address: 1658 Amazon Rd.

Section 25.12, Block 2, Lot 32

This is an application to legalize three (3) accessory apartments in a single family home with an existing non-conforming cottage making the total of four (4) dwelling units in a single family district.

ELEZAJ

#40/22

Property Address: 1658 Amazon Rd.

Section 25.12, Block 2, Lot 32

This is an application to allow two (2) primary structures on a lot where one (1) is permitted as per section 300-21C(1)(a)[1], to allow a combined floor area of 3 accessory apartments of 1835 square feet where 800 square feet accessory apartment is permitted as per section 300-38B(5), to allow usage of property that is not owner occupied as per section 300-38B(8), and to allow four (4) accessory apartments where one (1) is permitted in a R1-40 zone as per section 300-38B(9).

YANCOPOULOS

#41/22

Property Address: 1370 Baptists Church Rd.

Section 47.10, Block 1, Lot 6

This is an application for an addition with a side yard setback of 4' where 30' is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is pre-existing non-conforming.

ADJOURNED

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.

ELIAZER

#14/22

Property Address: 3761 Chesterfield Dr.

Section 15.08, Block 2, Lot 70

This is an application to legalize a 6' high fence in two side yards where a maximum of 4.5' is permitted as per 300-13F of the Town Zoning Code.

GENAO

#21/22

Property Address: 3197 Parmly Ct.

Section 25.07, Block 1, Lot 23

This is an application to allow construction of a front porch with a front yard setback of 23' where 30' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-10 zone.

CLIFFORD

#22/22

Property Address: 1625 Central St.

Section 48.07, Block 2, Lot 28

This is an application to allow the sub-division of an existing single-family lot into two non-conforming lots. One fronting on Central Street and one fronting on Summit Street.

WALLACK FAMILY LTD

#23/22

Property Address: 1549 Jacob Rd.

Section 36.13, Block 1, Lot 14

This is an application to allow construction of a new barn (accessory building) with a height of 30'2" where 15' is allowed as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40/R-160 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, June 23, 2022 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:

RODRIGUEZ

#28/22

Property Address: 898 Parkway Pl.

Section 16.11, Block 1, Lot 26

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

SANSONE

#29/22

Property Address: 69 Sheila Ct.

Section 17.14, Block 3, Lot 1

This is an application to allow an accessory structure with a height of 19'6" where 15' is permitted and for a front yard setback of a corner lot of 24' where 40' is required as per 300-21 and Appendix A of the Town Zoning Code.

CHANG

#30/22

Property Address: 1480 Inspiration Rd.

Section 16.17, Block 4, Lot 15

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

LONG

#31/22

Property Address: 1680 Mogul Dr.

Section 25.12, Block 2, Lot 81

This is an application to allow the reconstruction and enlargement of an existing deck to legal non-forming structure as per section 300-173 of the Town Zoning Code.

KIPPERMAN

#32/22

Property Address: 3221 N. Deerfield Ave.

Section 16.120, Block 1, Lot 44

This is an application for a deck with a side yard setback of 8' where 10' is required as per section 300-21 and Appendix A of the Town Zoning Code.