

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
December 8, 2022  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**TACO BELL**

**#53/22**

**Property Address: 3571 Mohegan Ave.**

**Section 15.16, Block 1, Lot 21**

This is an application to allow a sign of 9.5 sq. ft. where 0 sq. ft. is required on the North elevation and a sign of 34.7 sq. ft. where 0 sq. ft. is required on the West elevation as per section 300-21 Appendix D of the Town Zoning Code.

**ALIHAJDARAJ**

**#54/22**

**Property Address: 830 Barberry Rd.**

**Section 26.12, Block 1, Lot 14**

This is an application to allow a fence with a height of 6.6 ft. in the front yard where 4.5 ft. is permitted as per section 300-13F of the Town Zoning Code.

**BISAGNA**

**#55/22**

**Property Address: 586 Madison Ct.**

**Section 37.90, Block 1, Lot 2**

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

**CHARNIS**

**#56/22**

**Property Address: 2248 Edward Ln.**

**Section 36.11, Block 1, Lot 5**

This is an application for a renewal of a special use permit of the storage of a commercial vehicle on a residential property as per section 300-62 of the Town Zoning Code. This property is located in a R1-20 zone.

**KURTI**

**#57/22**

**Property Address: 1681 Summit St.**

**Section 48.07, Block 2, Lot 9**

This is an application to construct a new single-family residence with a lot area of 5,000 sq. ft. where 20,000 sq. ft. is required and lot width of 30ft. where 50ft. is required as per section 300-21 and Appendix A of the Town Zoning Code.

**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.

**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.

**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).

**O'DONNELL**

**Requested by applicant**

**#51/22**

**Property Address: 1405 Turus Ln.**

**Section 16.17, Block 1, Lot 48**

This is an application to allow a 6'6" fence located in the front yard where 4'5" is permitted as per section 300-13F and Appendix A of the Town Zoning Code.

**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 8, 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:**

**PUFAHL**

**#52/22**

**Property Address: 720 Mercer Rd.**

**Section 26.20, Block 1, Lot 78**

This is an application to construct an addition in the rear yard with a side yard setback of 13.75 ft where 15 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.