

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS**

April 27, 2023

6:30 p.m.

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

NEW BUSINESS

GELBMAN

#11/23

**Property Address: 1881 Morningview Dr
Section 48.09, Block 1 Lot 26**

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

STEVENSON

#12/23

**Property Address: 2801 Crescent Dr
Section: 26.15 Block: 2 Lot: 7**

This is an application for an addition that will require variances for a front yard setback of 32.99 ft where 40 ft is required and a side yard variance (corner lot) of 26.31 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

CICERO

#13/23

**Property Address: 1575 Journeys End Rd
Section: 69.10 Block: 1 Lot: 15**

This is an application for an addition to the rear of an existing non-conforming structure that requires a variance for a front yard setback of 8.3 ft where 75 ft is required and lot area of 38,369.68 sq ft where 200,000 sq ft is required, as per section 300-21 and Appendix A of the Town Zoning Code.

GUZMAN

#14/23

**Property Address: 395 Hallocks Mill Rd
Section 37.10, Block 1 Lot 36**

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

PALMIOTTO

#15/23

**Property Address: 3213 Mohegan Ave
Section: 25.08 Block: 3 Lot: 25**

This is an application to allow construction of a 2nd story addition that will require variances for: a front yard setback of 17'9" ft where 30 ft is required and a side yard variance of 7'9" ft where 12 ft is required. A total of 2 sides of 19'6" ft where 24 ft is required and a non-conforming lot of 7,580 sq. ft. where 20,000 sq. ft as per section 300-21 and Appendix A of the Town Zoning Code. A previous variance (#65/94) was granted.

YORKTOWN 6N- HOLDINGS, LLC

#16/23

**Property Address: 670 East Main Street
Section: 16.08 Block: 1 Lot 34**

This is an application to construct (4) two story, three bedroom townhouses on 0.52 acres that will require the following variances: Floor area ratio of 0.27 where 0.23 is required, Front yard setback of 25 feet where 50 ft is required, Side yard setback of 23'11" where 50 ft is required, Rear yard setback of 25 ft,

where 50 ft is required, Building separation of 72'1" where 90 ft is required, and **Lot depth of 116.4 ft, where 150 ft is required** in the R-3 zone.

FALCONE

#17/23

Property Address: 1450 East Main Street

Section: 16.09 Block: 2 Lot: 6

This is an application to reconstruct an existing multi family dwelling that has been approved by a variance dated July 29, 1976 for 3 dwelling units, where the applicant is requesting 4 dwelling units. This application will require a front yard variance of 22 ft where 40 ft is required, as per section 300-21 and Appendix A of the Town Zoning Code.

ADJOURNED

CARVALHO adjourned- 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 adjourned- requested by applicant

#45/20

Property Address: 959 Hanover St.

Section 59.07, Block 1, Lot 4

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

ELEZAJ- adjourned- requested by applicant

#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 adjourned- requested by applicant

#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 adjourned 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.

PERSICHETTI adjourned by applicant

#9/23

Property Address: 1344 Edcris Rd

Section 36.10, Block 2 Lot 34

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

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, April 27, 2023 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:

SAVASTANO

#8/23

Property Address: 950 Starlight Rd

Section: 59.10 Block 2 Lot 14

This is an application for a non-conforming structure that requires the following variances: Building coverage of 12.66% where 10% is allowed; width at main building of 100 ft where 200 ft is req; Depth at main building of 100 ft where 200 ft is req; Road frontage of 100 ft where 200 ft is req; Front yard setback of 10 ft where 75 ft is req; Rear yard setback of 32 ft where 75 ft is req; Side yard setback of 14.9 ft where 30 ft is req; and Total of two sides setback of 64.9 ft where 80 ft is req. For Garage: front setback if 60 ft where 75 ft is req; and building height of 18 ft where 15 ft is req.

This property is non-conforming with a lot area of 15,000 sq. ft where 80,000 sq. feet is req as per section 300-21 and Appendix A of the Town Zoning Ordinance.

URBAN

#10/23

Property Address: 621 Rachel Drive

Section 16.20, Block 1 Lot 46

This is an application to allow construction of an 8 ft fence in the rear yard where 6' 6" is the maximum height permitted as per 300-13F and Appendix A of the Town Zoning Code.

SERINO

#93/85

Property Address: 2829 Crompond Rd

Section: 26.20 Block: 2 Lot:3

This is an application for a special use permit to establish a two-family residence.