

ZONING BOARD OF APPEALS
August 12, 2010

ADDED AGENDA

McCARTHY, MELISSA & DiPAOLA, JOSEPH #43/10
Property Address: 3715 Meadow Lane
Section 16.6, Block 2, Lot 53

Application for a renewal of a special use permit for an accessory apartment at 3715 Meadow Lane, Shrub Oak, NY; a/k/a Section 16.6, Block 2, Lots 53 on the Tax Map of the Town of Yorktown.

PUCHACZ, KRYSZTOF #44/10
Property Address: 1216 Sagunka Road
Section 48.18, Block 2, Lot 24

Application for a variance to allow placement of a fence in the front yard with a height of 9.5 feet where 4.5 feet is the maximum permitted. Premises is in an R1-40 zone and is located at 1216 Sagunka Road, Yorktown Heights, NY; a/k/a Section 48.18, Block 2, Lot 25 on the Tax Map of the Town of Yorktown.

INNERFIELD, ROXANNE #45/10
Property Address: 800 Granite Springs Road
Section 27.17, Block 1, Lot 10

Application for renewal of Special Permit #58/07 which permits conversion of a residential dwelling to a limited office use pursuant to Section 300-51 of the Code of the Town of Yorktown. Premises is in an R1-20 zone and is located at 800 Granite Springs Road, Yorktown Heights, NY; a/k/a Section 27.17, Block 1, Lot 10 on the Tax Map of the Town of Yorktown.

HYDE, DAVID & KIM ANN #46/10
Property Address: 2829 Grant Avenue
Section 25.16, Block 1, Lot 29

Application for variances to legalize an existing shed with a rear yard setback of 3 ft. where 10 ft. is required and to legalize an existing fence with a height of 6 feet on the northerly side yard where a maximum of 4.5 feet is permitted. Premises is in a R1-20 zone and is located at 2829 Grant Avenue, Mohegan Lake, NY; a/k/a Section 25.16, Block 1, Lot 29 on the Tax Map of the Town Yorktown.

NEW CINGULAR WIRELESS PCS, LLC #47/10
Property Address: North side of Kitchawan Road/Route 134
Section 70.05, Block 1, Lot 5

Application for a special use permit to co-locate a wireless telecommunication facility on an existing monopole pursuant to Section 300-59 of the Code of the Town of Yorktown. Premises is in an R-160 zone and is located at Route 134 (north side of Kitchawan Road), Yorktown Heights, NY; a/k/a Section 70.05, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

SCHNAUDIGEL, ROD & WANDA #48/10
Property Address: 1228 East Main Street
Section 16.10, Block 2, Lot 76

Application for a variance to allow construction of a deck landing with a resulting side yard of 2 inches where 15 ft. is required. Premises is in an R1-20 zone and is located at 1228 East Main Street, Shrub Oak, NY; a/k/a Section 16.10, Block 2, Lot 76 on the Tax Map of the Town of Yorktown.

FORBES, EMILY #49/10
Property Address: 2766 Lexington Avenue
Section 25.20, Block 1, Lot 7

Application for a variance to legalize an existing residence with a side yard setback of 19.7 feet where 20 feet is required. Premises is in an R1-40 zone and is located at 2766 Lexington Avenue, Mohegan Lake, NY; a/k/a Section 25.20, Block 1, Lot 7 on the Tax Map of the Town of Yorktown.

YORKTOWN PLANNING BOARD #50/10
Property Address: Corner of Mill Street and Aspen Road
North of Route 6
Section 16.05, Block 1, Lot 13

Request from the Planning Board for an interpretation of the Zoning Board of Appeals' Decision dated June 29, 2009. Specifically on page 7 in section 3 entitled ZBA Determination. The property is located on 3810 Mill St.; a/k/a Section 16.5, Block 1, Lot 13 on the tax map of the Town of Yorktown. Premises is located in a R1-20 zone.

ADJOURNED AGENDA

OLD ST. GEORGE'S LLC

#60/09

**Property Address: 1715 East Main Street
Section 15.12, Block 2, Lot 53**

Application for a special use permit to convert a dwelling built prior to 1930 to an eating place pursuant to Section 300-68 of the Code of the Town of Yorktown. Premises is located at 1715 East Main Street, Mohegan Lake, NY; a/k/a Section 15.12, Block 2, Lot 53 and is zoned R1-20 on the Tax Map of the Town of Yorktown.

3J1K PROPERTIES, LLC

#17/10

**Property Address: 265 East Main Street
Section 6.17, Block 1, Lot 26**

Request for an interpretation of the applicability of the sections of the zoning ordinance relating to non-conforming uses and buildings to the existing use of property located at 265 East Main Street, Jefferson Valley, NY a/k/a Section 6.17, Block 1, Lot 26 on the Tax Map of the Town of Yorktown.

MANOCHERIAN, ROBERT & MIREILLE

#37/10

**Property Address: 784 Pines Bridge Road
Section 70.10, Block 1, Lot 32 and
Section 70.14, Block 1, Lot 2**

Application for a variance to permit construction of an accessory structure (tennis court) with a front yard of 46.5 feet where 75 feet is required in an R1-80 zone. Premises is located at 784 Pines Bridge Road, Yorktown Heights, NY 10598; a/k/a Section 70.10, Block 1, Lot 32 and Section 70.14, Block 1, Lot 2 on the Tax Map of the Town of Yorktown.

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 24, 2010 at 7:00 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:

CIPRIANO, LINO #38/10
Property Address: 3308 Stoney Street
Section 16.18, Block 1, Lot 4

Application for a renewal of a special use permit for an accessory apartment at 3308 Stoney St., Yorktown Heights, NY; a/k/a Section 16, Block 18, Lots 1-4 on the Tax Map of the Town of Yorktown.

LUMI, EDIP #39/10
Property Address: 2226 Crompond Road
Section 37.9, Block 1, Lot 66

Application for a special use permit to create an accessory apartment at 2226 Crompond Rd., Yorktown Heights, NY; a/k/a Section 37.9, Block 1, Lot 66 on the Tax Map of the Town of Yorktown.

BELARDO, ALDO & KATHLEEN #40/10
Property Address: 2486 Welsch Court
Section 27.17, Block 2, Lot 24

Application for a special use permit to create an accessory apartment at 2486 Welsch Court., Yorktown Heights, NY; a/k/a Section 27.17, Block 2, Lot 24 on the Tax Map of the Town of Yorktown.

LOPARDO, FEDERICO #26/10
Property Address: 3370 Peach Court
Section 16.13, Block 1, Lot 14

WITHDRAWN. Application for a variance to allow construction of an addition to an existing accessory structure (garage) with a side yard setback of 4 feet where 10 feet is required in an R1-20 zone. Premises is located at 3370 Peach Court, Yorktown, NY; a/k/a Section 16.13, Block 1, Lot 14 on the Tax Map of the Town of Yorktown.

LUGO, ANNE & WILBERTO
Property Address: 606 Glenwood Road
Section 16.16, Block 2, Lot 62

#41/10

Application for a variance to permit construction of a front porch with a resulting front yard setback of 36 feet where 40 feet is required in an R1-20 zone. Premises is located at 606 Glenwood Road, Yorktown Heights, NY; a/k/a Section 16.16, Block 2, Lot 62 on the Tax Map of the Town of Yorktown.

COLE, JODY
Property Address: 244 Cherry Road
Section 27.6, Block 1, Lot 22

#42/10

Application for a variance to permit construction of an addition (screened porch) with a resulting rear yard setback of 21.5 feet where 30 feet is required in an R1-10 zone. Premises is located at 244 Cherry Road, Yorktown Heights, NY; a/k/a Section 27.6, Block 1, Lot 22 on the Tax Map of the Town of Yorktown.

BY ORDER OF THE ZONING BOARD OF APPEALS OF THE TOWN OF YORKTOWN, NEW YORK, GORDON B. FINE, CHAIRMAN.