

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS**

**February 28, 2019**

**6:30 p.m.**

**NEW BUSINESS**

**NEWSHOLME, DONALD**

**#4/19**

**Property Address: 2326 Crompond Rd.**

**Section 37.9, Block 1, Lot 58**

This is an application for a renewal of a special use permit for a professional office as per Section 300-76 of the Town of Yorktown Zoning Code. Property is in an R1-20 Zone.

**SCHNAUDIGEL, RODMAN**

**#5/19**

**Property Address: 1228 East Main St.**

**Section 16.10, Block 2, Lot 76**

This is an application for a renewal of a special use permit for an accessory apartment at 1228 East Main St., Shrub Oak.

**DAVIS, MICHAEL**

**#6/19**

**Property Address: 1770 Strawberry Rd.**

**Section 15.11, Block 1, Lot 1**

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

**VAISSY, LANDON**

**#7/19**

**Property Address: 751 Oakside Rd.**

**Section 16.16, Block 1, Lot 2**

This is an application to allow a 6' fence in the side yards where a maximum of 4.5' is allowed as per 300-13(F) of the Town Zoning Code. This property is in an R1-20 Zone.

**CONTE HOMES**

**#8/19**

**Property Address: 1420 Journeys End Rd.**

**Section 68.06, Block 1, Lot 10**

The proposed single family residence has a front yard setback of 75' from center of the existing roadway where 100' is required as per section 300-21 and Appendix A (footnote #1) of the Town of Yorktown Zoning Code.

**LENSETH, ROBERT**

**#9/19**

**Property Address: 1145 Baldwin Rd.**

**Section 47.19, Block 1, Lot 12**

The proposed barn has a front yard setback of 15' and a side yard setback of 10.4' where 75' and 30' respectfully is required. The applicant is requesting an interpretation of what constitutes a rear yard on a corner lot as per section 300-13(G) and Appendix A of the Yorktown Zoning Code.

**3717 CROMPOND ROAD LLC**

**#10/19**

**Property Address: 3717 Crompond Rd.**

**c/o Law Office of Grace & Grace**

**Section 35.08, Block 1, Lot 13**

Application for an Interpretation of the Yorktown Zoning code as to whether an active main use is required to allow for the use of an approved parking lot (site plan) to be used for parking of vehicles and/or in the alternative for a variance to allow for the accessory use of the subject property for purposes of parking without an active main use.

## **ADJOURNED**

**ACME REALTY**

**#57/18**

**Property Address: 2025 Crompond Rd.**

**Section 37.14, Block 1, Lot 46**

This is an application for a directory sign having a letter size of 12 7/8" where a maximum of 6" is permitted as per Appendix D of the Town Zoning Code

**DINEEN, KATHLEEN**

**#48/16**

**Property Address: 2090 Crompond Rd.**

**Section 37.14, Block 2, Lot 8**

This is an application to modify an existing special use permit for a day care facility per 300-53 of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

**DINEEN, KATHLEEN**

**#48/16**

**Property Address: 2090 Crompond Rd.**

**Section 37.14, Block 2, Lot 8**

This is an application for a variance to allow an addition to a daycare facility to have a building coverage of 10057.5 sq. ft. where 7404 sq. ft. is the maximum allowed per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

## 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, February 28, 2019 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:

**O’SULLIVAN, JOHN**

**#1/19**

**Property Address: 128 Halyan Rd.**

**Section 37.15, Block 2, Lot 3**

This is an application to allow a 2<sup>nd</sup> floor addition with a front yard setback of 26.03’ and a front porch with a front yard setback of 17.83’ where a minimum of 30’ is required as per Appendix A Section 300.21 of the Town Zoning Code. This property is in an R-10 zoning district.

**ROTHBERG, SETH & TRISH**

**#2/19**

**Property Address: 428 Granite Springs Rd.**

**Section 27.14, Block 3, Lot 25**

The proposed addition has a side yard setback that has to equal a front yard setback of 16.58’ where 40’ is required as per Section 300-13(G) of the Town of Yorktown Zoning Code. This property is in an R-10 zoning district.

**SANDOVAL, CARLOS**

**#3/19**

**Property Address: 2380 Crompond Rd.**

**Section 37.09, Block 1, Lot 33**

This is an application for a special use permit to park a commercial vehicle on residential property. This special permit is required as per 300-62 of the Town Zoning Code.