

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
October 24, 2019
6:30 p.m.**

NEW BUSINESS

PERSICHETTI **#42/19**

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.

MARIE D'ASCOLI TRUST **#43/19**

Property Address: 1590 Westview Dr.

Section 48.09, Block 1, Lot 17

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

LUMI **#44/19**

Property Address: 2226 Crompond Rd.

Section 37.09, Block 1, Lot 66

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

ADORNO **#45/19**

Property Address: 146 Cordial Rd.

Section 17.14, Block 3, Lot 46

This is an application to allow an accessory structure with a side yard setback of 5.5' where a minimum of 15' is required, a height of 17' 10" where a maximum of 15' is required and a combined footprint of all accessory structures of 86% of the main dwelling where a maximum of 80% is allowed as per 300-21, 300-14 and appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

ADJOURNED

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 a Special Use permit to allow 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.

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

SARLO (Adjourned requested by applicant 10/17) #29/19

Property Address: 675 Saw Mill River Rd.

Section 59.14, Block 1, Lot 20, 21, 22

This applicant is requesting a special use permit for having a contractor's yard and parking commercial vehicles.

YORKTOWN ENERGY STORAGE 1 LLC #30/19

Property Address: 3901 Gomer Ct.

Section 6.17, Block 1, Lot 24

This is an application for a special use permit for a Public Utility Substation as per 300-57 of the Town Zoning Code.

PANBAR #33/19

Property Address: 1285 Aspen Rd.

Section 5.17, Block 1, Lot 11

This is an application for a proposed single family dwelling on a lot with no frontage on a improved town road where a minimum of 100' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

BUCELLO (Adjourned requested by applicant 10/21) #36/19

Property Address: 608 Granite Springs Rd.

Section 27.13, Block 2, Lot 11

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

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, October 24, 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:

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 a 3,019 square foot addition to the existing 3,730 square foot preschool. The building is proposed to be a total square footage 6,749 square feet where a maximum allowed is 7,404 square feet per 300-21 and Appendix A of the Town Zoning Code. This property is located in an R1-10 zoning district.

MENDOZA #17/19

Property Address: 1824 Hanover St.

Section 37.19, Block 3, Lot 32

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

BISSACCIA #34/19
Property Address: 2501 Dunning Dr.
Section 27.18, Block 1, Lot 19
This is an application for a special use permit for an accessory apartment. The old one has expired.

BOGA #35/19
Property Address: 3747 Briar Hill St.
Section 15.08, Block 2, Lot 3
This is an application for a renewal of a special use permit for an accessory apartment.

BISAGNA #37/19
Property Address: 586 Madison Ct.
Section 37.9, Block 1, Lot 2
This is an application for a renewal of a special use permit for an accessory apartment.

GONZALES #38/19
Property Address: 84 Loder Rd.
Section 27.15, Block 1, Lot 3
This is an application for a special use permit for an accessory apartment. The old one has expired.

IVEZIC #39/19
Property Address: 25 Granite Springs Rd.
Section 27.11, Block 2, Lot 13
This is an application to allow a garage with a side yard setback of 10.92' where a minimum of 15' is required and a combined side yard setback of 39.32' where a minimum of 40' is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 zone.

YORKTOWN JAZ #2 LLC #40/19
Property Address: Crompond Rd.
Section 26.19, Block 1, Lot 18
This is an application for a proposed building pad, with a front yard setback of 50' where a minimum of 75' is required as per Appendix B of the Town Zoning Code. This property is located in a C3 zone.

NIEVES #41/19
Property Address: 420 Fairview Ave.
Section 17.13, Block 2, Lot 76
This is an application for an attached garage with a side yard setback of 9.8', where a minimum of 15' is required as per 300-21 and Appendix A of the Town Zoning Code. The property is in a R1-20 zone.

CLOSED AND RESERVED

SPIRELLI 3545 LLC

#16/19

Property Address: 3545 Buckhorn St.

Two-lot subdivision

Section 16.10, Block 4, Lot 10

Application for a definitive interpretation by the Zoning Board as whether the condition by the Zoning Board, within the previous decision, which states that no further subdivision is allowed is binding and should have any bearing on the application before them.