

**MINUTES OF THE YORKTOWN ZONING BOARD OF APPEALS
JULY 23RD, 2020**

The regular monthly meeting was held for the Zoning Board of Appeals via Zoom, July 23rd, 2020. The meeting began at 6:30 p.m.

The following members of the board were present:

Robert Fahey
Gordon Fine
William Gregory
John Meisterich

Also present is Special Counsel, Adam Rodriguez and Robyn Steinberg, Town Planner/Host. The meeting was aired on Channel 20 Cablevision and Channel 33 Verizon Fios.

It was announced that the next public hearing would be held September 24th, 2020. Mailings are to be sent from August 31st to September 9th, 2020.

NEW BUSINESS

MAZZELLA #20/20 This is an application to allow a building lot with an area of 10,000 s.f. where a minimum of 20,000 s.f. is required as per 300-21 and Appendix A of the Town Zoning Code. This property is located in
Property Address: 2060 Allan Ave.
Section 37.18, Black 2, Lot 30 a R1-10 zone.

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Fahey, Fine, Gregory, and Meisterich, this item was scheduled for a Public Hearing on September 24th, 2020, and referred to the Building Inspector and Town Engineer. Site Visits will be done by the Board Members separately.

AHMED #21/20 This is an application for a new accessory Apartment. The apartment will have a floor area of 1148 s.f. where a maximum of 800 s.f. is permitted and an entrance in the front where only 1 main entrance is permitted on a front side of a building per sections 300-21,300-38(B) 4 and 5 of Town Zoning Code.
Property Address: 1271 Fairhills Dr.
Section 69.16, Black 1, Lot 10

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Fahey, Fine, Gregory, and Meisterich, this item was scheduled for a Public Hearing on September 24th, 2020, and referred to the Building Inspector and ABACA. Site Visits will be done by the Board Members separately.

AHMED #22/20 This is an application to construct an addition with a front yard setback of 70.07' where a minimum of 75' is required and a side yard setback of 23.26' where a minimum of 30' is required. This proposed addition will have an accessory apartment with a floor area of 1148 s.f. where a maximum of 800 s.f. is permitted and an apartment entrance in the front where only 1 main entrance is permitted on the front side of a building. Required variance are per 300-21, Appendix A and 300-38(B)4 and 5 of the Town Zoning Code. This property is located in a R1-80 zone.
Property Address: 1271 Fairhills Dr.
Section 69.16, Black 1, Lot 10

Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Fahey, Fine, Gregory, and Meisterich, this item was scheduled for a Public Hearing on September 24th, 2020, and referred to the Building Inspector and ABACA. Site Visits will be done by the Board Members separately.

CONTINUED PUBLIC HEARINGS

SARLO #29/19 This applicant is requesting a special use permit for having a contractor's yard and parking commercial vehicles.
Property Address:
675 Saw Mill River Rd.
Section 59.14, Block 1, Lot 20, 21, 22
Not open. Requested adjournment.
Chairman Fine requested final letter be sent to the applicant.

BUCELLO #36/19 This is an application for a renewal of a special use permit for an accessory apartment.
Property Address:
608 Granite Springs Rd.
Section 27.13, Block 2, Lot 11
Not open. Requested adjournment.
Chairman Fine requested final letter be sent to the applicant.

MANNING #18/20 This is an application to legalize an existing shed with a rear yard setback of 6'1" where a minimum of 10' is required as per section 300-14(B) and Appendix A of the Town Zoning Code. This property is located in a R1-20 Zone.
Property Address:
304 Alden Rd.
Section 27.10, Block 1, Lot 13
Not open. Requested adjournment.

NEW PUBLIC HEARING

ACME REALTY #19/20 This is an application for a special use permit for an outside storage area with a 8' fence around it. This property is located in a C-3 zone.
Property Address:
2013 Crompond Rd.
Section 37.14, Block 1, Lot 45
Not open.

HOFFMAN #12/20 This is an application for a renewal of a special use permit for an accessory apartment.
Property Address:
3808 Crompond Rd.
Section 35.08, Block 1, Lot 32
Mailings and sign certification in order.
Memo from the Assistant Building Inspector dated, July 17, 2020 cited no objections.
The applicant should be advised that a new Certificate of Occupancy must be issued for continued use of the accessory dwelling.
Upon motion by Fine, seconded by Fahey and unanimously voted in favor by Fahey, Fine, Gregory, and Meisterich, the application for renewal of a special use permit was granted for a period of three (3) years.

Recording Secretary, Glenda Daly
Meeting adjourned at 6:41pm
Happy Zoning!