

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
September 24th, 2020  
6:30 p.m.**

**ALL PARTICIPANTS MUST REGISTER IN ADVANCE USING THE FOLLOWING LINK:  
<https://us02web.zoom.us/meeting/register/tZwrf-mvpz4oHdzw1wuVbXopGiuog5RD-V8S>**

**NEW BUSINESS**

**KATT** **#23/20**

**Property Address: 3528 Gomer St.  
Section 17.10, Block 2, Lot 97**

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

**FIORITO** **#24/20**

**Property Address: 1625 Central Ave.  
Section 48.07, Block 2, Lot 28**

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

**HAIGHT** **#25/20**

**Property Address: 1228 E Main St.  
Section 16.10, Block 2, Lot 76**

This is an application for the new owner applying for a special use permit for an accessory apartment with 906.5 s.f. where a maximum is 800 s.f. is allowed.

**DIULIO** **#27/20**

**Property Address: 1587 Cross Rd.  
Section 15.08, Block 1, Lot 52**

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

**GREEN** **#26/20**

**Property Address: 127 California Rd.  
Section 48.11, Block 2, Lot 13**

This is an application for an existing porch with a new roof where a front yard setback of 34' is provided but a minimum of 40' is required.

**CHRISTENSEN** **#30/20**

**Property Address: 127 California Rd.  
Section 26.12, Block 3, Lot 37**

This is an application to allow an existing 8x10 shed with a rear yard setback of 5' where a minimum of 10' is required as per 300-21 and Appendix A of the Town Zoning Code.

**FETZER** **#28/20**

**Property Address: 133 Dorchester Dr.  
Section 48.07, Block 3, Lot 84**

This is an application for a proposed addition with a rear yard setback of 24' where a minimum of 30' is required as per 300-21, 300-9 and Appendix A of the Town Zoning Code.

**COLOMBINI**

**#29/20**

**Property Address: 1450 Spring Valley Rd.**

**Section 69.15, Block 1, Lot 3**

This is an application to allow the partial reconstruction and addition of a house on an existing non-conforming lot of 87,584.21 s.f. where a minimum of 200,000 s.f. is required. The addition will have a side yard setback of 25' where a minimum of 30' is required as per 300-21 and Appendix A of the Town Zoning Code.

**YORKTOWN JAZZ LLC**

**#31/20**

**Property Address: 3220 & 3216 Crompond Rd.**

**Section 26.18, Block 1, Lot 18**

This is an application to allow an area of 198 s.f. of building sign coverage where a maximum of 77 s.f. is allowed. Directory signs, each with an area of 6.96 s.f. where a maximum of 4 s.f. is allowed. A directory sign with 20'' letters where a maximum of 6'' is allowed and a sign area of 62.67 s.f. where a maximum of 35 s.f. is allowed per 300-193.11 and Appendix D of the Zoning Code. \*\*The building and directional signs are for Pad B.

**ADJOURNED**

**SARLO (Adjourned requested by applicant 12/12)**

**#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.

**MANNING (Amended Application)**

**#18/20**

**Property Address: 304 Alden Rd.**

**Section 27.10, Block 1, Lot 13**

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.

**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, September 24, 2020 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:**

**ACME REALTY**

**#19/20**

**Property Address: 2013 Crompond Rd.**

**Section 37.14, Block 1, Lot 45**

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.

**MAZZELLA**

**#20/20**

**Property Address: 2060 Allan Ave.**

**Section 37.18, Black 2, Lot 30**

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 a R1-10 zone.

**AHMED**

**#21/20**

**Property Address: 1271 Fairhills Dr.**

**Section 69.16, Black 1, Lot 10**

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.

**AHMED**

**#22/20**

**Property Address: 1271 Fairhills Dr.**

**Section 69.16, Black 1, Lot 10**

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.