

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
September 22, 2022  
6:30 p.m.  
Spadaccia Meeting Room  
363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**ADJOURNED**

**CARVALHO**

**#44/20**

**Property Address: 1681 Summit St.**

**Section 48.07, Block 2, Lot 9**

This is an application to subdivide a lot creating 2 lots under the required 10,000s.f. where a minimum of 20,000 s.f. is required. This property is located in a R1-10 zone.

**GRACE**

**#45/20**

**Property Address: 959 Hanover St.**

**Section 59.07, Block 1, Lot 4**

This is an application to allow a caretakers cottage as per 300-47 of the Town Code. This property is in a R1-80 zone.

**TAMBURELLO**

**#9/21**

**Property Address: 3061 Oak St.**

**Section 25.12, Block 2, Lot 5**

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

**CLIFFORD**

**#22/22**

**Property Address: 1625 Central St.**

**Section 48.07, Block 2, Lot 28**

This is an application to allow the sub-division of an existing single-family lot into two non-conforming lots. One fronting on Central Street and one fronting on Summit Street.

**WALLACK FAMILY LTD**

**#23/22**

**Property Address: 1549 Jacob Rd.**

**Section 36.13, Block 1, Lot 14**

This is an application to allow construction of a new barn (accessory building) with a height of 30'2" where 15' is allowed as per 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-40/R-160 zone.

**RODRIGUEZ**

**#28/22**

**Property Address: 898 Parkway Pl.**

**Section 16.11, Block 1, Lot 26**

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

**LACHTERMAN**

**#34/22**

**Property Address: 201 Montross Rd.**

**Section 48.11, Block 3, Lot 32**

This is an application for a special use permit for the parking of a commercial vehicle in a residential area as per section 300-62 of the Town Zoning Code.

**MARSOCCI**

**#37/22**

**Property Address: 1225 Whitehill Rd.**

**Section 17.10, Block 3, Lot 49**

This is an application for a special use permit for a farm as per section 300-45 of the Town Zoning Code.

**MARSOCCI**

**#38/22**

**Property Address: 1225 Whitehill Rd.**

**Section 17.10, Block 3, Lot 49**

This is an application for an accessory structure without a principle structure in a R1-40 zone as per section 300-21 and Appendix A of the Town Zoning Code.

**ELEZAJ**

**#39/22**

**Property Address: 1658 Amazon Rd.**

**Section 25.12, Block 2, Lot 32**

This is an application to legalize three (3) accessory apartments in a single family home with an existing non-conforming cottage making the total of four (4) dwelling units in a single family district.

**ELEZAJ**

**#40/22**

**Property Address: 1658 Amazon Rd.**

**Section 25.12, Block 2, Lot 32**

This is an application to allow two (2) primary structures on a lot where one (1) is permitted as per section 300-21C(1)(a)[1], to allow a combined floor area of 3 accessory apartments of 1835 square feet where 800 square feet accessory apartment is permitted as per section 300-38B(5), to allow usage of property that is not owner occupied as per section 300-38B(8), and to allow four (4) accessory apartments where one (1) is permitted in a R1-40 zone as per section 300-38B(9).

**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 22, 2022 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:**

**YORKTOWN OFFICE WAREHOUSE**

**#42/22**

**Property Address: 2985 Navajo St.**

**Section 6.18, Block 1, Lot 29**

This is an application to renew an existing special use permit for a day care facility per section 300-53 of the Town Zoning Code.

**BIEBEL** #43/22

**Property Address: 1331 Echo Hill Path**  
**Section 47.19, Block 1, Lot 20**

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

**ALHAJDARAJ** #45/22

**Property Address: 830 Barberry Rd.**  
**Section 26.12, Block 1, Lot 14**

This is an application to legalize a shed with a side yard setback that is 3.5ft where 10ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

**RODRIGUEZ** #46/22

**Property Address: 898 Parkway Pl.**  
**Section 16.11, Block 1, Lot 26**

This is an application to allow a floor area of 1300 square feet where 800 square feet is the maximum allowed for an accessory apartment as per section 300-38B of the Town Zoning Code.

**JENNINGS** #47/22

**Property Address: 79 Somerston Rd.**  
**Section 17.10, Block 1, Lot 3**

This is an application to allow construction of an attached garage with a side yard setback of 8.5ft where 15ft is required, where a total of two sides is 22.3ft where 40ft is required, and a front yard setback of 35.09ft where 40ft is required as per section 300-21 and Appendix A of the Town Zoning Code. This property is located in a R1-20 Zone.

**WILLIAMS** #48/22

**Property Address: 2086 Defoe Ct.**  
**Section 37.18, Block 2, Lot 1**

This is an application for an addition with a rear yard setback of 21.69ft where 30ft is required as per 300-21 and Appendix A of the Town Zoning Code.

**SAVASTANO** #49/22

**Property Address: 950 Starlight Rd.**  
**Section 59.10, Block 2, Lot 14**

This is an application for a raised 2<sup>nd</sup> story of a non-conforming structure with a front yard setback of 22ft where 75ft is required and a lot area of 15,000 sq ft. where 80,000 sq ft. is required as per section 300-21 and Appendix A of the Town Zoning Code.

**DINEEN-CAREY** #50/22

**Property Address: 2090 Crompond Rd.**  
**Section 3714, Block 2, Lot 8**

This is an application to allow a 18 sq ft. wall sign on the side of the building where 4 sq ft. is allowed as per section 300-21 and Appendix C of the Town Zoning Code.

**O'DONNELL** #51/22

**Property Address: 1405 Turus Ln.**  
**Section 16.17, Block 1, Lot 48**

This is an application to allow a 6'6" fence located in the front yard where 4'5" is permitted as per section 300-13F and Appendix A of the Town Zoning Code.