

**TOWN OF YORKTOWN**

**ZONING BOARD OF APPEALS**

**October 27, 2016**

**6:30 p.m.**

**ADDED AGENDA**

**#68/16**

**Property Address: 1590 Westview Dr.  
Section 48.09, Block 1, Lot 17**

This is an application to renew a Special Use Permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is in an R1-40 zoning district.

**#69/16**

**Property Address: 1822 Morris Lane  
Section 25.16, Block 1, Lot 5**

This is an application to renew a Special Use Permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is in an R1-20 Zoning District.

**#70/16**

**Property Address: 2175 Sultana Dr.  
Section 37.19, Block 1, Lot 76**

This is an application for a Special Use Permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is in an R1-40 Zoning District.

**#71/16**

**Property Address: 2019 Etna Place  
Section 37.14, Block 1, Lot 88**

This is an application to allow an existing accessory structure with a front yard setback of 22' where a minimum of 30' is required and a side yard setback of 9.5' where a minimum of 12' is required per Section 300-21 and Appendix A of the Yorktown Zoning Code. This property is in an R1-10 Zoning District.

**#72/16**

**Property Address: 3208 Douglas Dr.  
Section 17.19, Block 1, Lot 47**

This is an application to allow an existing extension with a rear yard setback of 36.08 feet where a minimum of 40 feet is required as per section 300-21 and Appendix A of the Yorktown Zoning Code. This property is in an R1-20 Zoning District.

**#73/16**

**Property Address: 415 Spring Drive**  
**Section 48.18, Block 2, Lot 41**

This is an application to allow a proposed addition with a front yard setback of 48.5 feet where a minimum of 50' is required as per section 300-21 and Appendix A of the Yorktown Zoning Code. This property is in an R1-40 Zoning District.

**#74/16**

**Property Address: 1280 Echo Hill Path**  
**Section 47.19 Block 1, Lot 22**

This is an application for a variance pertaining to a proposed accessory apartment (special use permit, Section 300-38 of the Town of Yorktown Zoning Code) where the proposed accessory apartment will have a usable floor area of 1240 square feet which exceeds the maximum permitted 800 square feet, and which exceeds 33% of the usable floor area of the main building as per Section 300-38 (B) (5) This property is located in an R1-80 Zoning District.

## **ADJOURNED AGENDA**

**#33/16**

**Property Address: 3197 Rocky Place**  
**Section 26.05, Bloc 1, Lot 18**

This is an application for a variance to allow an addition that will have a rear yard setback of 39.2' where 45' are required as stated in the decision of the Zoning Board of Appeals on May 24, 2001 and to allow a wall & fence in the side & rear yards with a maximum height of 10'9" where the maximum height permitted is 4'5" in the side & 6.5' in the rear, as per 300-13 of the Town Zoning Code. This property is in an R1-10 Zoning District.

**#39/16**

**Property Address: 1564 Kimble Ave. (POSTPONE PER APPLICANT)**  
**Section 15.16, Block 2, Lot 63**

This is an application for a special use permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is located in an R1-10 zoning district.

**#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.

**#49/16**

**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.

**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 27, 2016 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:**

**#53/16**

**Property Address: 225 Elm Road  
Section 27.6, Block 1, Lot 57**

This is an application for a variance to allow a pool to have a front yard setback of 10' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 Zoning District.

**#58/16**

**Property Address: 2222 Crompond Rd.  
Section 37.9, Block 1, Lot 66**

This is an application to renew a Special Use Permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning district.

**#59/16**

**Property Address: 586 Madison Court  
Section 37.9, Block 1, Lot 23**

This is an application to renew a Special Use Permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning district.

**#60/16**

**Property Address: 2845 Strang Blvd.  
Section 26.11, Block 1, Lot 95**

This is an application for a variance to legalize a pool deck that has a side yard setback of 9' where 15' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning District.

**#61/16**

**Property Address: 2173 Allan Ave.  
Section 37.14, Block 1, Lot 8**

This is an application for a variance to allow an addition to have a front yard setback of 20.43' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning District.

**#62/16**

**Property Address: 1565 Old Baldwin Rd.  
Section 47.08, Block 1, Lot 3**

This is an application for a variance to allow an addition to have a side yard setback of 12.54' where 20' are required and a rear yard setback of 16.75' where 50' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-40 Zoning District.

**#63/16**

**Property Address: 2721 Larkspur St.  
Section 26.15, Block 2, Lot 35**

This is an application for a variance to allow an addition to have a front yard setback of 35' where 40' are required and a side yard setback of 12.5' where 15' are required and a combined side yard setback of 38' where 40' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-20 Zoning District.

**#64/16**

**Property Address: 149 Burgess Rd.  
Section 37.15, Block 2, Lot 47**

This is an application for a variance to allow an addition to have a side yard setback of 17' 5<sup>3</sup>/<sub>4</sub>" where 30' are required and a rear yard setback of 28' 8<sup>1</sup>/<sub>2</sub>" where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 Zoning District.

**#65/16**

**Property Address: 1791 Parmley Rd  
Section 25.7, Block 1, Lot 13**

This is an application for a variance to allow an existing addition to have a front yard setback of 21.5' where 30' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 Zoning District.

**#66/16**

**Property Address: 1280 Echo Hill Path  
Section 47.19 Block 1, Lot 22**

This is an application for special use permit for an accessory apartment per 300-38 of the Town of Yorktown Zoning Code. This property is located in an R1-80 Zoning District.

**#67/16**

**Property Address: 1572 Wenonah Trail  
Section 25.08, Block 2, Lot 52**

This is an application to allow an addition to have a side yard setback of 3.1' where 12' are required and a combined side yard setback of 21.3' where 24' are required per 300-21 and Appendix A of the Town of Yorktown Zoning Code. This property is located in an R1-10 Zoning District.