

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
December 7th, 2023
6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

FAIVRE **#38/23**

**Property Address: 1420 Troutbrook St
Section 48.14, Block 1, Lot 44**

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

GUMMERSON **#39/23**

**Property Address: 3495 Hillside St
Section 15.16, Block 2, Lot 27**

This is an application to construct a third story addition with a rear yard setback of 8.74 ft where 30 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

CORCORAN **#40/23**

**Property Address: 1755 Paine St
Section 37.19, Block 1, Lot 54**

This is an application to construct a a deck and stairs that require a rear yard setback of 6.12 ft where 30 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

INTERSTATE SALES COMPANY **#41/23**

**Property Address: 1236 East Main St.
Section 16.10, Block 1, Lot 30**

This is an application to legalize a second sign for “Interstate + Lakeland” that does not have road frontage as per Article XX and Appendix D of the Town Zoning Code

ADJOURNED

IQBAL **Adjourned by applicant** **#27/23**

**Property Address: 2800 Sarles Dr
Section 27.10, Block 3, Lot 32**

This is an application for a building permit to construct an addition that will require the following variances: side yard setback of 13’ 6” ft where 15 ft is required, a combined yard variance of 33’ 6” ft where 40 ft is required and a rear yard setback of 33’ 6” ft where 40 ft is required. This property has a non-conforming lot area of 13,137 sq. ft where 20,000 sq. ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

ORELLANA **Adjourned by Applicant** **#30/23**

**Property Address: 748 Locksley Rd
Section 26.20, Block 1, Lot 33**

This is an application for a special use permit to construct a new accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code.

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, December 7th, 2023 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:

RUSSO

#33/23

Property Address: 3085 Uncas St

Section 25.12, Block 2, Lot 52

This is an application to construct a deck and swimming pool that will require a side yard variance of 5.55 ft where 10 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

REXHEPI

#34/23

Property Address: 2965 Mead St

Section 27.05, Block 1, Lot 44

This is an application to construct an addition that will require a front yard variance of 36 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

D'AVELLA

#35/23

Property Address: 2423 Hunterbrook Rd

Section 36.05, Block 2, Lot 52

This is an application to construct a detached garage that will require a side yard variance of 5 ft where 10 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

GOJCAJ

#36/23

Property Address: 1204 Underhill Ave

Section 47.20, Block 1, Lot 6

This is an application to legalize an already built garage that has a side yard setback of 16.7 ft where 30 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.