

**MINUTES OF THE YORKTOWN ZONING BOARD OF APPEALS
MARCH 27TH, 2025**

The regular monthly meeting was held for the Zoning Board of Appeals, Town of Yorktown, at the Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York, March 27th, 2025. The meeting began at 6:30 p.m.

The following members of the board were present:

John Meisterich, Chairman
William Gregory
Anthony Tripodi

Also present is Nisreen Khoury, Legal Assistant.

The meeting was aired on Channel 20 Cablevision and Channel 33 Verizon Fios.

It was announced that the next public hearing would be held April 24th, 2025, site visits are scheduled for April 19th, 2025. Mailings are to be sent from March 31st to April 9th, 2025.

NEW BUSINESS

WINTER **#03/25** This is an application for a special use permit to allow a NEW
Property Address: chicken coup that requires a special use permit as per 300-81 of
1770 Morris Lane the Town Zoning Code.
Section 25.16, Block 1, Lot 24
Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department.

ARDOLINO **#04/25** This is a request for a zoning variance for a lot line change that
Property Address: will reduce the lot size of 2583 Hedwig Dr from 20,009.0690 sq. ft.
2853 Hedwig Dr. to 17,839.5835 sq. ft. and increase the lot size of 2845 Hedwig Dr
Section 27.10, Block 1, Lot 26 from 13,544.4992 sq. ft. to 15,713.9712 sq. ft. These properties
are located in an R1-20 Zoning District.
Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department, and Planning Department, and request for records.

FANNING **#05/25** This is an application for a special use permit to allow a NEW
Property Address: chicken coup that requires a special use permit as per 300-81 of
3147 Old Yorktown Rd the Town Zoning Code.
Section 26.07, Block 1, Lot 30
Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department.

CRUZ **#06/25** This is an application to construct an addition that will require a
Property Address: front yard setback of 27.30 sq. ft where 30 sq. ft required as per

2109 Allen Ave section 300-21 and Appendix A of the Town Zoning Code.
Section 37.14, Block: 1, Lots: 1

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department.

GAUR #07/25 This is an application for a special use permit for a renewal of an accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code.
Property Address:
1798 French Hill Rd

Section 37.18, Block: 1, Lot: 7

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item will be handled administratively.

PETRINO #08/25 This is an application for a zoning variance to construct an addition of a storage room and replace a deck that will require a side yard variance of 9 ft. where 12 ft as per section 300-21 and Appendix A and Town Zoning Code.
Property Address:
1579 Summit St

Section 48.11, Block 3, Lot 39

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department

GEISLER #09/25 This is an application for a special use permit to create a NEW accessory apartment that requires a special use permit as per 300-38 of the Town Zoning Code.
Property Address:
1804 Lawrence Rd

Section 3, Block 1, Lot: 7

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department

MONTENEGRO #10/25 This is an application for a special use permit to allow a NEW chicken coup that requires a special use permit as per 300-81 of the Town Zoning Code.
Property Address:
3388 Old Yorktown Rd

Section 16.15, Block 1, Lot 49

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, this item was scheduled for a Public Hearing on April 24th, 2025, Site Visit on April 9th, 2024, and referred to the Building Department

CONTINUED PUBLIC HEARINGS

DAMIANO #01/24 This is an application for a special use permit for a new accessory apartment that requires a special use permit as per 300-38 of the
Property Address:

756 Hanover Town Zoning Code.
Section 59.11, Block 1, Lot 19
Adjournment requested by applicant.

POGGIOREALE #35/24 This is an application for a NEW children's day care center that requires a special use permit as per 300-53 of the Town Zoning Code.
Property Address:
2829 Crompond Rd
Section 26.20, Block 2, Lot 3
Application before the Planning Board.

PANBAR REALTY #39/24 This is an application to combine two (2) lots to create one (1) single lot that will require a variance for a total amount lot area of 10,000 sq. ft where 20,000 sq. ft is required as per section 300-21 and Appendix A of the Town Zoning Code.
Property Address: 3301 & 3307 LOOKOUT ST
Section 16.17, Block 4, Lots 20 & 22
Application adjourned by the ZBA, due to only 2 voting members present.

NEW PUBLIC HEARING

NEWSHOLME #1/25 This is an application for a renewal of a special use permit for a professional office as per Section 300-76 of the Town of Yorktown Zoning Code. Property is in an R1-20 zone.
Property Address:
2326 Crompond Rd
Section 37.09, Block 1, Lot: 58
Mailings and sign certification in order.
Memo from the Assistant Building Inspector, dated March 25th, 2025 cited no objection.

Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, the application for renewal of a special use permit for a professional office as per Section 300-76 of the Town of Yorktown Zoning Code, was granted for a period of three (3) years.

DAVIS #2/25 This is an application for a renewal of a special use permit for a for a Day Care Facility as per Section 300-52 of the Town of Yorktown Zoning Code. Property is in an R1-20 zone.
Property Address:
1770 Strawberry Rd
Section 315.11, Block: 1, Lot: 1
Mailings and sign certification in order.
Memo from the Assistant Building Inspector, dated March 25th, 2025 states: An inspection was made by the Fire Inspector on January 21st, 2025 and found no violations. I have no objection to granting renewal of a special use permit.
Upon motion by Meisterich, seconded by Gregory and unanimously voted in favor by Gregory, Meisterich, and Tripodi, the application for renewal of a special use permit for a for a Day Care Facility as per Section 300-52 of the Town of Yorktown Zoning Code, was granted for a period of three (3) years.

Meeting adjourned at 6:47pm
Happy Zoning!