

**TOWN OF YORKTOWN**  
**ZONING BOARD OF APPEALS**  
**April 24<sup>th</sup>, 2025**  
**6:30 p.m.**  
**Spadaccia Meeting Room**  
**363 Underhill Avenue, Yorktown, NY 10598**

**NEW BUSINESS**

**CANTONE**

**#11/25**

**Property Address: 1818 Amazon Rd**  
**Section 25.11, Block 1, Lot 5**

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.

**DISISTO**

**#12/25**

**Property Address: 1678 Amazon Rd**  
**Section 25.12, Block 2, Lot 31**

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.

**DIAZ**

**#13/25**

**Property Address: 1465 Hiawatha Rd**  
**Section 15.12, Block 2, Lots 21**

This is an application to construct a second story addition that will require a front yard setback of 24 ft where 30 ft required as per section 300-21 and Appendix A of the Town Zoning Code.

**FRANCHI**

**#14/25**

**Property Address: 2936 Meadowcrest Dr**  
**Section 26.12, Block 2, Lots 43**

This is an application to construct an addition that will require a variance on a corner lot with a setback of 31.08 ft where 40 ft required as per section 300-21 and Appendix A of the Town Zoning Code.

**LAMP**

**#15/25**

**Property Address: 357 Crow Hill Rd**  
**Section 70.08, Block 1, Lots 8**

This is an application for a proposed 2 Lot subdivision will require a variance for frontage with a setback of 25.15 ft where 200 ft required as per section 280-A of the Town Zoning Code.

**ADJOURNED**

**DAMIANO**

**ADJOURNED BY APPLICANT**

**#01/24**

**Property Address: 756 Hanover**  
**Section 59.11, Block 1, Lot 19**

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 Town Zoning Code.

**POGGIOREALE**

**ADJOURNED**

**#35/24**

**Property Address: 2829 Crompond Rd**  
**Section 26.20, Block 2, Lot 3**

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.

**PANBAR REALTY**

#39/24

**Property Address: 3301 & 3307 LOOKOUT ST****Section 16.17, Block 4, Lots 20 & 22**

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.

**GAUR            ADJOURNED- MAILERS NOT SENT**

#07/25

**Property Address: 1798 French Hill Rd****Section 37.18, Block 1, Lot 7**

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.

**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, April 24<sup>th</sup>, 2025 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:**

**WINTER**

#03/25

**Property Address: 1770 Morris Lane****Section 25.16, Block 1, Lot 24**

This is an application requesting a front yard variance for an existing tool shed that is under 100 sq. ft. in size (Section 300-21 and Appendix A), as well as the addition of a new chicken coop to the existing shed, which requires a special use permit (Section 300-81). The existing tool shed has a setback of 31.1 feet, where a setback of 40 feet is required.

**ARDOLINO**

#04/25

**Property Address: 2853 Hedwig Dr.****Section 27.10, Block 1, Lot 26**

This is a request for a zoning variance for a lot line change that will reduce the lot size of 2583 Hedwig Dr from 20,009.0690 sq. ft. to 17,839.5835 sq. ft. and increase the lot size of 2845 Hedwig Dr from 13,544.4992 sq. ft. to 15,713.9712 sq. ft. These properties are located in an R1-20 Zoning District.

**FANNING**

#05/25

**Property Address: 3147 Old Yorktown Rd****Section 26.07, Block 1, Lot 30**

This is an application for a special use permit to allow a NEW chicken coop that requires a special use permit as per 300-81 of the Town Zoning Code.

**CRUZ**

#06/25

**Property Address: 2109 Allen Ave****Section 37.14, Block 1, Lots 1**

This is an application to construct an addition that will require a front yard setback of 27.30 ft where 30 ft required as per section 300-21 and Appendix A of the Town Zoning Code.

**PETRINO**

#08/25

**Property Address: 1579 Summit St****Section 48.11, Block 3, Lot 39**

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.

**GEISLER****#09/25****Property Address: 1804 Lawrence Rd****Section 3, Block 1, Lot 8**

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.

**MONTENEGRO****#10/25****Property Address: 3388 Old Yorktown Rd****Section 16.15, Block 1, Lot 49**

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.