

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

NEW BUSINESS

RAGUSO

#16/25

**Property Address: 2366 Granville Ct.
Section 36.07, Block 1 Lot 18**

This is an application to construct an addition that requires a variance for a combined two-yard setback of 28.10 ft where 40 ft is required and an above ground pool with a side yard variance of 8.3 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

BARTOLINI

#25/25

**Property Address: 2145 Hunterbrook rd
Section 36.13, Block 1 Lot 2**

This is an application for an appeal of a stop work order and notice of violation issued by the Building Dept.

CHANG

#26/25

**Property Address: 1480 Inspiration Rd
Section 16.17, Block 4, Lot 15**

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.

DINEEN-CAREY

#27/25

**Property Address: 2090 Crompond Rd
Section 37.14, Block 2, Lot 8**

This is an application for a renewal of a special use permit to allow a children's day care center that requires a special use permit as per 300-53 of the Town Zoning Code.

DINEEN-CAREY

#28/25

**Property Address: 2090 Crompond Rd
Section 37.14, Block 2, Lot 8**

This is an application to allow a sign in front of a building in a residential area for a day care center as per 300-21 and Appendix C of the Town Zoning Code.

PERVIZI

#29/25

**Property Address: 3666 Old Yorktown Rd
Section 16.11, Block 1, Lot 60**

This is an application for a building permit to construct a Tier 2 Battery Storage System that requires a Special Use permit. Tier 2 Battery Storage systems are a non-permitted use as per 300-81.5 of the Town Zoning Code.

ADJOURNED

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.

REYES MAILERS NOT COMPLETE- ADJOURNED

#19/25

**Property Address: 2974 Sherman Court
Section 25.12, Block 1, Lot 9**

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, July 24th, 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:

BIEBEL

#22/25

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

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

BUGNI

#23/25

**Property Address: 447 Waverly Rd.
Section 27.17, Block 2 Lot 17**

This is an application to allow an 8 ft deer fence in the rear of the property where 6' 6" height is allowed per section 300-13F of the Town Zoning Code.

DIAZ

#24/25

**Property Address: 1465 Hiawatha Rd
Section 25.08, Block 3 Lot 135**

This is an application to (1) legalize an existing shed located in a rear yard with a setback of 1 ft from the side lot line and a setback of 2 ft from the rear lot line where 10 ft is required for both.

(2) legalize an existing gazebo located in the rear yard with a setback of 2 ft from the side lot line and 2.5 ft from the rear lot line where 10 feet is required;

(3) legalize an existing deck in the rear yard with a setback of 9 feet where 12 feet is required; and

(4) construct a new balcony, with a resulting side yard setback of 9 feet where 12 feet is required and a side yard combination of 21 ft where 24 ft is required.

Premise is located in an R1-10 zone. All requests are made in accordance with Section 300-21 and Appendix A of the Town Zoning Code.

****Please note Agendas subject to change****