

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
September 11th, 2025 6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

NUNEZ

#30/25

**Property Address: 3240 Hollywood St
Section 26.05, Block 1, Lot 35**

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.

MARKOLAJ

#31/25

**Property Address: 2752 Windmill Dr
Section 27.10, Block 3 Lot 39**

This is an application to legalize a front porch that requires a variance for a front-yard setback of 24.3 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

BERTINO

#32/25

**Property Address: 3226 Mohegan Ave
Section 15.20, Block 2 Lot 36**

This is an application to construct an addition in the rear of an existing home that requires a variance for a rear yard setback of 25 ft where 30 ft is required as per section 300-21 and Appendix A of the Town Zoning Code. A previous variance was granted on the property- see #102.91.

CANO

#33/25

**Property Address: 1709 Summit St
Section 48.07, Block 2, Lot 4**

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

CARFAGNO

#34/25

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

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

SANCHEZ

#35/25

**Property Address: 2980 Curry St
Section 27.06, Block 2 Lot 42**

This is an application to construct a two-story addition that requires a variance for a front-yard (west) setback on a corner lot of 29 ft where 40 ft and a rear yard setback of 35 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code. A previous variance was granted for this property- see #37/12 and #35/01.

NASSIF

#36/25

**Property Address: 809 Locke Lane
Section 59.09, Block 1 Lot 14**

This is an application to construct a detached garage that requires a variance for a side-yard setback of 5 ft where 30 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

ADJOURNED

REYES

#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.

POGGIOREALE

#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.

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, September 11th, 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:

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 side-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 15 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 Use Variance. Tier 2 Battery Storage systems are a non-permitted use as per 300-81.5 of the Town Zoning Code.

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