

**TOWN OF YORKTOWN
ZONING BOARD OF APPEALS
October 23rd, 2025 6:30 p.m.
Spadaccia Meeting Room
363 Underhill Avenue, Yorktown, NY 10598**

NEW BUSINESS

BISAGNA

#37/25

**Property Address: 586 Madison Ct.
Section 37.9, Block 1, Lot 2**

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.

PULVERMILLER

#38/25

**Property Address: 2624 Windmill Dr
Section 27.15, Block 1, Lot 39**

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.

CARPINO

#39/25

**Property Address: 1145 Glen Rd
Section 16.10, Block 1, Lot 8**

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

GAZZOLA

#40/25

**Property Address: 1281 McKeel St
Section 48.18, Block 1, Lot 29**

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

MCCOY

#41/25

**Property Address: 2192 Pondfield Ct
Section 37.10, Block 2, Lot 19**

This is an application to construct a shed with a side yard setback of 9 ft where 10 ft is required and a rear yard setback of 8.5 ft where 10 ft is required as per section 300-21 of the Town Zoning Code.

POGGIOREALE

#42/25

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

This is an application to construct an addition to create a day care facility which will require a side yard setback of 8.4 ft where 30 ft is required and a combined yard setback of 48.4 ft where 80 ft is required as per section 300-21 of the Town Zoning Code.

SWAIN

#43/25

**Property Address: 3481 Alta Dr
Section 16.15, Block 1, Lot 9**

This is an application to construct an addition that requires a combined yard setback of 12.25 ft where 40 ft is required as per section 300-21 and Appendix A of the Town Zoning Code. A previous variance for a side yard setback of 8.75 ft where 15 ft is required has been granted.

BULFAMONTE

#44/25

**Property Address: 3298 Poplar St
Section 17.14, Block 3, Lot 10**

This is an application to legalize a previously built deck that requires a side yard setback of 8.2 ft where 10 ft is required as per section 300-21 and Appendix A of the Town Zoning Code.

ADJOURNED

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.

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.

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.

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, October 23rd, 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:

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 legalization 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.

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