

**TOWN OF YORKTOWN  
ZONING BOARD OF APPEALS  
January 24, 2013  
6:30 p.m.**

**ADDED AGENDA**

**DISISTO, SUSAN & JOSEPH** **#1/13**  
**Property Address: 1678 Amazon Road**  
**Section 25.12, Block 2, Lot 31**

Application for a renewal of a special use permit for an accessory apartment at 1678 Amazon Road, Mohegan Lake, NY; a/k/a Section 25.12, Block 2, Lot 31 on the Tax Map of the Town of Yorktown.

**SCHNAUDIGEL, RODMAN & WANDA** **#2/13**  
**Property Address: 1228 E. Main Street**  
**Section 16.10, Block 2, Lot 76**

Application for a special use permit for an accessory apartment at 1228 E. Main Street, Shrub Oak, NY; a/k/a Section 16.10, Block 2, Lot 76 on the Tax Map of the Town of Yorktown.

**SAFFOS, DEBRA & NICHOLAS** **#3/13**  
**Property Address: 1381 Hunterbrook Road**  
**Section 47.17, Block 1, Lot 5**

Application for a variance for a proposed addition to have a rear yard setback of 4.3 feet and 14.6 feet where a minimum of 75 feet is required per section 33-21 and Appendix A of the Yorktown Zoning Code in an R1-80 zone. Premises is located at 1381 Hunterbrook Road, Yorktown Heights, NY; a/k/a Section 47.17, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

**MUNNELLY, THOMAS** **#4/13**  
**Property Address: 1348 Lynn Court**  
**Section 36.6, Block 2, Lot 8**

Application for a variance for an addition to have a combined side yard setback of 36.2 feet where a minimum of 40 feet is required as per 300-21 and Appendix A of the Town of Yorktown Zoning Code in an R1-20 zone. Premises is located at 1348 Lynn Court, Yorktown Heights, NY; a/k/a Section 36.6, Block 2, Lot 8 on the Tax Map of the Town of Yorktown.

**FINN, PATRICIA**

**#5/13**

**Property Address: 2869 Hedwig Drive  
Section 27.10, Block 1, Lot 28**

Application for a variance for an existing house with a front yard setback of 22.79 feet where a minimum of 30 feet is required, a side yard setback of 8.83 feet where a minimum of 12 feet is required and a lot area of 11,685 sq. ft. where 20,000 is required as per section 300-21 and Appendix A of the Town of Yorktown Zoning Code in an R1-10 zone. Premises is located at 2869 Hedwig Drive, Yorktown Heights, NY; a/k/a Section 27.10, Block 1, Lot 28 on the Tax Map of the Town of Yorktown.

**STARK, MARISABINA & WHITNEY**

**#6/13**

**Property Address: 1250 Baldwin Road  
Section 47.16, Block 1, Lot 1**

Application for a variance to construct a garage in the rear yard with a side yard setback of 5.5 feet where a minimum of 10 feet is required per section 300-21 and Appendix A of the Town of Yorktown Zoning Code in an R1-80 zone. Premises is located at 1250 Baldwin Road, Yorktown Heights, NY; a/k/a Section 47.16, Block 1, Lot 1 on the Tax Map of the Town of Yorktown.

**BROWN, MAGGIE**

**#7/13**

**Property Address: 201 Illington Road  
Section 69.15, Block 1, Lot 11**

Application for a renewal of a special use permit for a dance studio as per section 300-76 of the Town of Yorktown Zoning Code. This is being done in a portion of an existing residential dwelling in an R1-80 zone. Premises is located at 201 Illington Road, Ossining, NY; a/k/a Section 69.15, Block 1, Lot 11 on the Tax Map of the Town of Yorktown.

#### **ADJOURNED AGENDA**

**RBC INDUSTRIES, INC.**

**#2/11**

**Property Address: 1696-1700 Route 6  
Section 15.12, Block 1, Lots 12 & 14**

#### **REFERRED TO PLANNING BOARD – PUBLIC HEARING NOT OPENED.**

Application for a special use permit pursuant to Section 300-68 of the Code of the Town of Yorktown to permit conversion of a dwelling built prior to January 1, 1930 to a hotel. Premises is zoned R1-20 and is located at 1696-1700 Route 6, Mohegan Lake, NY; a/k/a Section 15.12, Block 1, Lots 12 & 14 on the Tax Map of the Town of Yorktown.

**WALTERS, MINDY & CRIS**  
**Property Address: 1626 Mogul Drive**  
**Section 25.12, Block 2, Lot 82**

**#43/12**

**ADJOURNED TO FEBRUARY MEETING.** Application for a variance to construct an addition to an existing 2-family dwelling in an R1-20 zone. A 2-family dwelling is not permitted in an R1 district. Section 300-172(A) prohibits the enlargement of a non-conforming use. Premises is located at 1626 Mogul Drive, Mohegan Lake, NY; a/k/a Section 25.12, Block 2, Lot 82 on the Tax Map of the Town of Yorktown.

**ZUCKER, LEO**  
**Property Address: 2591 Dunning Drive**  
**Section 27.18, Block 1, Lot 27**

**#46/12**

Application for a variance to allow an 8 foot fence where a maximum of 4.5 feet is permitted in the side and front yards and a maximum of 6.5 feet is permitted in the rear in an R1-40 zone. Premises is located at 2591 Dunning Drive, Yorktown Heights, NY; a/k/a Section 27.18, Block 1, Lot 27 on the Tax Map of the Town of Yorktown.

**AXELRAD, DAVID**  
**Property Address: Hollywood Street**  
**Section 16.17, Block 4, Lot 14**

**#44/12**

**WITHDRAWN.** Application for a variance to allow a lot with an area of 15,000 square feet where a minimum of 20,000 square feet is required as per Section 300-21 Appendix A of the Town Code. Premises is in an R1-20 zone and is located at Hollywood Street, Mohegan Lake, NY; a/k/a Section 16.17, Block 4, Lot 14 on the Tax Map of the Town of Yorktown.

**SANKAR, DOUGLAS**  
**Property Address: 202 Illington Road**  
**Section 69.12, Block 1, Lot 5**

**#55/12**

Application for a variance for a detached garage with a front yard setback of 21 feet 5 inches where a minimum of 75 feet is required as per Section 300-21(A) and Appendix A of the Town of Yorktown Zoning Code. The proposed garage will have a side yard setback of 57 feet where a minimum of 75 feet is required as per Section 300-21(A), 300-13(G) and Appendix A of the Town of Yorktown Zoning Code. This rejection is based on the assumption that lots 69.16-5-5, 69.16-1-4 and 69.16-1-3 will be merged with lot 69.12-1-5 to create a single lot. This property is located in an R1-80 zone and is located at 202 Illington Road, Ossining, NY; a/k/a Section 69.12, Block 1, Lot 5 on the Tax Map of the Town of Yorktown.

**NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Yorktown on Thursday, January 24, 2013, 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:**

**GULITZ, FREDRIC**

**#60/12**

**Property Address: 2117 Laurel Court  
Section 37.10, Block 1, Lot 7**

Application for a variance to allow a front porch with steps to have a front yard setback of 21 feet where a minimum of 30 feet is required in a R1-10 zone. Premises is located at 2117 Laurel Court, Yorktown Heights, NY; a/k/a Section 37.10, Block 1, Lot 7 on the Tax Map of the Town of Yorktown.

**BODKIN, THOMAS**

**#63/12**

**Property Address: 1535 Croton Lake Road  
Section 58.6, Block 1, Lot 31**

Application for a variance for 2 accessory structures. The first, located in the front yard, has a side yard setback of 11.2 feet where a minimum of 30 feet is required. The second accessory structure, located in the rear yard, has an average height of 22.8 feet where a maximum of 15 feet is permitted. This property is located in an R1-80 zone. Premises is located at 1535 Croton Lake Road, Yorktown Heights, NY; a/k/a Section 58.6, Block 1, Lot 31 on the Tax Map of the Town of Yorktown.

**TEMPESTILLI, FRANK**

**#67/12**

**Property Address: 388 London Road  
Section 17.17, Block 3, Lot 27**

Application for a renewal of a special use permit for an accessory apartment at 388 London Road, Yorktown Heights, NY; a/k/a Section 17.17, Block 3, Lot 27 on the Tax Map of the Town of Yorktown.

**MUCCITELLI, LUIGI**

**#68/12**

**Property Address: 3845 Cranberry Lane  
Section 5.17, Block 1, Lot 1.4**

Application for a special use permit for an accessory apartment at 3845 Cranberry Lane, Yorktown Heights, NY; a/k/a Section 5.17, Block 1, Lot 1.4 on the Tax Map of the Town of Yorktown.

**MUCCITELLI, LUIGI**

**#69/12**

**Property Address: 3845 Cranberry Lane  
Section 5.17, Block 1, Lot 1.4**

Application for a variance for an accessory apartment with a useable floor area of 1,000 square feet where a maximum of 800 square feet is allowed as per section 300-38-B(5) of the Town Zoning Code. Premise is located at 3845 Cranberry Lane, Yorktown Heights, NY; a/k/a Section 5.17, Block 1, Lot 1.4 on the Tax Map of the Town of Yorktown.

**CONSOLIDATED EDISON CO. OF NY**

**#70/12**

**Property Address: Right-of-way off Indian Hill Road  
Tower D-269  
Section 5.20, Block 1, Lot 28**

Application for a special use permit to alter an existing cell site in an R1-160 zone. Premise is located at the right-of-way off Indian Hill Road, Tower D-269, Yorktown Heights, NY; a/k/a Section 5.20, Block 1, Lot 28 on the Tax Map of the Town of Yorktown.

**BY ORDER OF THE ZONING BOARD OF APPEALS OF THE TOWN OF  
YORKTOWN, NEW YORK, GORDON B. FINE, CHAIRMAN.**