

## **TOWN OF YORKTOWN PLANNING BOARD**

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Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

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### **PUBLIC MEETING AGENDA - TENTATIVE YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Ave, Yorktown Heights, NY 10598**

**September 26, 2016  
7:00 PM**

- 1. Correspondence/Liaison Reports**
- 2. Previous Meeting Minutes – September 12, 2016**

#### **Regular Session**

- 3. Stephen Brophy Site Plan  
SBL: 35.08-1-17  
Public Hearing  
Location: 3787 Crompond Road  
Contact: Site Design Consultants  
Description: Proposed to convert existing building into a restaurant with a patio for outdoor seating and parking to accommodate 20 cars.**
- 4. Triglia & Rezi Subdivision  
SBL: 16.17-1-51  
Public Hearing  
Location: 1415 Christine Road  
Contact: Keane Coppelman Gregory Engineers, P.C.  
Description: Proposed 2-lot subdivision on a 1.145 acre parcel in a R1-10 Zone with one existing home.**
- 5. Orchard View Realty Subdivision  
SBL: 36.06-2-78  
Public Hearing  
Location: 2425 Sherry Drive  
Contact: Zappico Construction, LLC  
Description: Proposed 9-lot subdivision to subdivide a 9.2438 acres parcel in a R1-20 Zone with one existing home.**

#### **Work Session**

- 6. Featherbed (Colangelo)  
SBL: 35.16-1-4  
Discussion Subdivision  
Location: 1805 Jacob Road  
Contact: Site Design Consultants  
Description: Proposed to subdivide the subject property into 6 residential lots with single family homes. This parcel is in both an R1-40 and R1-160 Zones. Applicant is requesting to use Town Code Section 300-22 Flexibility.**

**7. Lowe's Home Center former Costco Wholesale**

**SBL: 26.18-1-17, 18, 19 & 26.18-1-1**

**Discussion Amended Site Plan**

*Location:* 3200 Crompond Road

*Contact:* Provident Design Engineering

*Description:* Proposed Lowe's with two restaurant buildings and a bank building on the former approved Costco Wholesale Club site.

**8. Saccente**

**SBL: 26.05-1-18**

**ZBA Referral #33/16**

*Location:* 3197 Rocky Place

*Contact:* JMF Architect, PLLC

*Description:* This is an application for a variance to allow an addition that will have a rear yard setback of 39.2' where 45' are required as stated in the decision of the Zoning Board of Appeals on May 24, 2001 and to allow a wall & fence in the side & rear yards with a maximum height of 10'9" where the maximum height permitted is 4'5" in the side & 6.5' in the rear, as per 300-13 of the Town Zoning Code. This property is in an R1-10 Zoning District.

**Last Revised – September 23, 2016**