

TOWN OF YORKTOWN PLANNING BOARD

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

PUBLIC MEETING AGENDA - TENTATIVE YORKTOWN TOWN HALL BOARD ROOM

363 Underhill Ave, Yorktown Heights, NY 10598

September 25, 2017
7:00 PM

1. Correspondence/Liaison Reports
2. Meeting Minutes – September 11, 2017
3. 2018 Meeting Schedule
4. Orchard View Realty Subdivision
SBL: 36.06-2-78
Public Hearing
Location: 2425 Sherry Drive
Contact: Zappico, LLC
Description: Proposed 9 lot subdivision on 9.2438 acres in the R1-20 zone granted preliminary subdivision approval by Resolution #17-01 on January 9, 2017.

5. Dubovsky Site Plan
SBL: 59.14-1-18
Decision Statement
Location: 702 Saw Mill River Road
Contact: Albert A. Capellini, Esq.
Description: Proposed revisions to an approved site plan to construct a 3,900 sf building with commercial space on the first floor and two apartments above and a 2,040 sf garage in the rear of the property approved by Resolution #13-21 on September 9, 2013.

Work Session

6. Lowe's Home Center
SBL: 26.18-1-17, 18 , 19, 26.19-1-1, and a portion of 26.18-1-28
Discussion Approved Site Plan
Location: 3200 Crompond Road
Contact: Provident Design Engineering
Description: Proposed revisions to the site plan approved by Resolution #16-22 on December 19, 2016.
7. Unicorn Contracting
SBL: 37.18-2-73, 74, 85, and 86
Discussion Site Plan and Subdivision
Location: 355 Kear Street
Contact: Ciarcia Engineering, P.C.
Description: Proposed demolition of the existing restaurant and barn to construct a three story, 40,000 sf building with a mix of retail and office uses along with a new 2,925 sf building on lot 86. All other existing buildings are proposed to remain.

8. Colangelo Subdivision

SBL: 35.16-1-4

Discussion Subdivision

Location: 1805 Jacob Road

Contact: Site Design Consultants

Description: Proposed to subdivide the subject property into 5-lots utilizing "Flexibility" provisions in the Town Code. The remainder of the 53.5 acre parcel is to provide for a single-family residence, open space and lands to be used for agricultural use.

9. Gallinelli Subdivision

SBL: 27.13-1-49

Discussion Subdivision

Location: 2777 Quinlan Street

Contact: Site Design Consultants

Description: Proposed two lot subdivision on 1.47 acres in the R1-20 Zone. Each house to be serviced by town water and sewer.

10. Town Board Referral – Celestial Associates (Mohegan Avenue)

SBL: 15.16-1-21 & 21.2

Discussion Rezone

Location: 3571 and 3555 Mohegan Avenue

Contact: Site Design Consultants

Description: Requested rezone from the Office Zone (O) to Commercial Limited Zone (C-3).

Last Revised – September 22, 2017

ADA-compliant assistive listening devices will be available for the Planning Board Work Session. Please request the assistive listening devices from Planning Department Staff.