

PUBLIC NOTICE

PLEASE TAKE NOTICE that a **Public Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, October 16, 2017 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of John Colangelo of Featherbed Properties, Inc. for approval of a subdivision titled, "Preliminary Site Plan prepared for Featherbed Properties Inc.," prepared by Site Design Consultants, dated July 30, 2015, and last revised September 14, 2017. The applicant is also requesting approval of a Stormwater Pollution Prevention Plan permit, a Wetland Permit, and a Tree Permit.

The applicant has proposed a 6-Lot subdivision on 53.5 acres in the R1-40 and R1-160 zoning districts. Lots 1-5 are proposed to be between 0.99 and 1.2 acres. Lot 6 will consist of approximately 47 acres and include the private road, future farm uses, public trail access, and open space. The site is located at 1805 Jacob Road in the Town of Yorktown and is identified on the Town Tax Map as Section 35.16, Block 1, Lot 4.

On November 15, 2016, the Planning Board was authorized by the Town Board to use flexibility standards pursuant to Chapter 300, Article V, Section §300-22, to promote development that is sensitive to the land by means of modifying the application of the zoning code's bulk requirements, to eliminate the requirement that the proposed building lots have frontage on a public street and to allow frontage on a private road, and to modify the requirement for 24 foot wide pavement for the private road.

The above listed subdivision plans may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>, or in the Yorktown Planning Department, located at 1974 Commerce Street, Room 222, Yorktown Heights, NY 10598. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent or attorney and will be heard before any final determination is made.

BY ORDER OF THE PLANNING BOARD OF THE TOWN OF YORKTOWN, NEW YORK

RICHARD FON
CHAIRPERSON