

**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**

**July 16, 2018
7:00 PM**

- 1. Correspondence/Liaison Reports**
- 2. Meeting Minutes – July 25, 2018**

REGULAR SESSION

- 3. Lowe's Home Center Off-Site Sewer Extension**
SBL: 26.18-1-17, 18, 19, 26.19-1-1, and a portion of 26.18-1-28
Discussion Sewer Extension
Location: Old Crompond Road
Contact: Ann Kutter
Description: Request from adjacent residential property owners to discuss the approved sewer extension.
- 4. Fieldstone Manor**
SBL: 15.11-1-17
Reapproval Subdivision
Location: Lexington Avenue/Strawberry Road
Contact: Site Design Consultants
Description: A 21-lot cluster subdivision on 22.94 acres in the R1-20 zone that received Final Subdivision Plat Approval by Planning Board Resolution #16-16 on August 8, 2016.
- 5. Hearthstone Minor Subdivision**
SBL: 17.18-1-8
Decision Statement
Location: 3138 Hearthstone Street
Contact: John Annicelli, Esq,
Description: Proposed to subdivide 0.98 acres into two building lots both to be serviced by public water and sewer lines.
- 6. PCSB Bank Commerce Street**
SBL: 37.14-2-52
Public Hearing
Location: 1990 Commerce Street
Contact: Insite Engineering
Description: Proposed amended site plan to add a drive-thru window and canopy to the existing bank building located on the same parcel with the CVS.

7. Anderson Subdivision

SBL: 58.09-1-20

Public Hearing

Location: 1695 Croton Lake Road

Contact: Ciarcia Engineering

Description: Proposed 2-Lot subdivision of 15.72 acres in the R1-80 zone, where one residence currently exists.

WORK SESSION

8. Mohegan Court – fka RPG Properties

SBL: 15.15-1-22

Discussion Residential Site Plan

Location: 3574 Lexington Avenue

Contact: Phil Sanders

Description: Proposed 8 unit townhouse development on 1.1 acres in the R-3 zone.

9. Popeyes – Staples Plaza

SBL: 36.06-2-76

Discussion Amended Site Plan

Location: 3333 Crompond Road

Contact: JMC Consultants

Description: Proposed 2,350 sf restaurant building, where a 2,500 sf building was approved in the Staples Plaza in the C-3 zone.

10. ZBA Referral - Mohegan Audi Addition

SBL: 15.16-1-44 & 45

Discussion Variance Request

Location: 1791 East Main Street

Contact: Site Design Consultants

Description: Requested variance for an additional 22 vehicles to be stored on the lot, where the maximum is 84 vehicles is allowed pursuant to Town Code Section 300-71.

11. ZBA Referral - Jefferson Valley Mall

SBL: 16.12-1-24 & 25

Discussion Variance Request

Location: 650 Lee Boulevard

Contact: Cuddy and Feder LLP

Description: Approved site plan and subdivision with conditions to obtain two variances from the Zoning Board of Appeals.

Last revised – July 10, 2018

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