

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 COMMUNITY & CULTURAL CENTER
1974 Commerce Street, Room 104, Yorktown Heights, NY 10598

February 26, 2018
7:00 PM

1. Correspondence/Liaison Reports
2. Meeting Minutes – February 12, 2018

SPECIAL SESSION

3. **Ianuzzi Subdivision**
SBL: 47.15-1-14, 15, 16
First 90 Day Time Extension
Location: 1189 Baptist Church Road
Contact: Albert A. Capellini, Esq.
Description: Proposed to subdivide 3 lots into 4 lots under the Town's Flexibility Standards in the R-160 zone that received approval by Planning Board Resolution #16-11 on December 13, 2016.

WORK SESSION

4. **Stahmer Minor Subdivision**
SBL: 59.10-1-10, 12, & 16
Discussion Subdivision
Location: 600 Birdsall Drive
Contact: Insite Engineering, P.C.
Description: Proposed 3-lot subdivision on 10 acres in the R1-80 zone.
5. **2040 Greenwood Street**
SBL: 37.15-1-38
Discussion Site Plan
Location: 2040 Greenwood Street
Contact: Site Design Consultants
Description: Proposed 1 1/2 story commercial building and associated parking on 5.71 acres in the C-4 zone. Project will require wetland buffer disturbance.
6. **Colangelo Major 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 the "Flexibility" provision in the Town Code. The remainder of the 47 acre parcel is to provide for a single-family residence, open space and lands to be used for agricultural use.

7. Lowe's Home Center

SBL: 26.18-1-17, 18, 19, 26.19-1-1, and a portion of 26.18-1-28

Discussion Declaration

Location: 3200 Old Crompond Road

Contact: Provident Design Engineering

Description: Approved site plan for Lowe's Home Center with two adjacent restaurant buildings and a bank building that received approval by Planning Board Resolution #16-22 on December 19, 2016.

8. Anderson Minor Subdivision

SBL: 58.09-1-20

Discussion Subdivision

Location: 1695 Croton Lake Road

Contact: Ciarcia Engineering

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

9. Crompond Terraces

SBL: 26.18-1-11, 12, 14, 15, 16

Discussion Site Plan

Location: 3258 Old Crompond Road

Contact: Ciarcia Engineering

Description: Proposed residential community on approximately 16.9 acres in the R-3 zone and 6.7 acres in the C-2R zone.

10. Town Board Referral – Crompond Gas Station

SBL: 36.06-1-25

Discussion Special Use Permit

Location: 3451 Crompond Road

Contact: Lewis C. Roane, AIA

Description: Applicant has requested to renovate and expand the existing Gulf convenience store and gas station, to expand the gas pump count from three pumps to six pumps, and to add a canopy over the pump area.

11. Town Board Referral – CPD Energy Corp (Mobil Gas Station)

SBL: 37.14-2-51

Discussion Special Use Permit

Location: 2035 Saw Mill River Road

Contact: MAP Architecture

Description: Applicant has requested to demolish the existing 1,000 sf convenience store and to construct a 3,000 sf convenience store.

Last Revised – February 21, 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.