

**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**

**June 9, 2014  
7:30 PM**

**Discussion**

- 1. Correspondence  
Liaison Reports**
- 2. Meeting Minutes – May 21, 2014**

**REGULAR SESSION**

- 3. Kiederer Subdivision**  
**SBL: 27.14-2-4**  
**Request 2nd 90 Day Time Extension**  
*Location:* 362 Granite Springs Road  
*Contact:* Ciarcia Engineering, P.C.  
*Description:* A 2 lot subdivision approved by Planning Board Resolution #05-21 dated September 12, 2005.
- 4. Village Traditions Site Plan**  
**SBL: 15.16-1-32**  
**Request for Reapproval**  
*Location:* 1821 East Main Street  
*Contact:* Al Capellini  
*Description:* Approved site plan to expand existing parking lot to improve traffic and accommodate additional parking.
- 5. Sierra Bella Subdivision**  
**SBL: 47.05-1-13**  
**Request for Wetland Permit**  
*Location:* 1860 Hunterbrook Road  
*Contact:* Al Capellini  
*Description:* A 2 lot subdivision approved by Resolution #09-24 on September 14, 2009.

**WORK SESSION**

- 6. Yorktown Farms Lot #15**  
**SBL: 17.06-2-32.15**  
**Request for a Wetland Permit**  
*Location:* 23 Gay Ridge Road  
*Contact:* Property Owner  
*Description:* Proposal to clear brush and install a fence in a wetland buffer.

- 7. Grotto Holding**  
**SBL: 36.05-1-18**  
**Discussion Amended Site Plan**  
*Location:* 3655 Crompond Road  
*Contact:* David A. Barbuti Architect PC  
*Description:* Convert an existing automobile dealership into retail sales and storage on the first floor and a plumbing contractors office on the second floor.
- 8. Teatown Lake Reservation Auxiliary Parking Lot**  
**SBL: 69.14-1-8.1**  
**Discussion Site Plan**  
*Location:* 1595 Spring Valley Road  
*Contact:* Insite Engineering  
*Description:* The project consists of the constructions of an auxiliary parking lot, to be utilized seasonally as an overflow parking lot.
- 9. Lake Osceola Realty Corp. aka 3680 Hill Blvd, LLC ZBA #13/14**  
**SBL: 17.05-1-11**  
**Zoning Board Referral**  
*Location:* 3680 Hill Boulevard  
*Contact:* Unicorn Contracting  
*Description:* Request for a freestanding sign where none is allowed in the Country Commercial Zone. Sign will be lit from the ground.
- 10. Lake Osceola Square**  
**SBL: 6.17-1-43**  
**Discussion Site Plan**  
*Location:* 393 East Main Street, Jefferson Valley  
*Contact:* Site Design Consultants  
*Description:* Proposed Country Commercial development for multi-use facility including parking, building landscaping, and necessary infrastructure.
- 11. Broad Pines Subdivision**  
**SBL 27.14-1-6, 7, 8**  
**Request to Abandon Subdivision**  
*Location:* Broad Street & Granite Springs Road  
*Contact:* Property Owner  
*Description:* Request to abandon subdivision and release of bonds due to lack of sewer availability.

**Last revised: June 2, 2014**