

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 26, 2016
7:00 PM

1. Correspondence/Liaison Reports
2. Previous Meeting Minutes – September 12, 2016

Regular Session

3. Stephen Brophy Site Plan
SBL: 35.08-1-17
Public Hearing
Location: 3787 Crompond Road
Contact: Site Design Consultants
Description: Proposed to convert existing building into a restaurant with a patio for outdoor seating and parking to accommodate 20 cars.
4. Triglia & Rezi Subdivision
SBL: 16.17-1-51
Public Hearing
Location: 1415 Christine Road
Contact: Keane Coppelman Gregory Engineers, P.C.
Description: Proposed 2-lot subdivision on a 1.145 acre parcel in a R1-10 Zone with one existing home.
5. Orchard View Realty Subdivision
SBL: 36.06-2-78
Public Hearing
Location: 2425 Sherry Drive
Contact: Zappico Construction, LLC
Description: Proposed 9-lot subdivision to subdivide a 9.2438 acres parcel in a R1-20 Zone with one existing home.

Work Session

6. Featherbed (Colangelo)
SBL: 35.16-1-4
Discussion Subdivision
Location: 1805 Jacob Road
Contact: Site Design Consultants
Description: Proposed to subdivide the subject property into 6 residential lots with single family homes. This parcel is in both an R1-40 and R1-160 Zones. Applicant is requesting to use Town Code Section 300-22 Flexibility.

7. Lowe’s Home Center former Costco Wholesale

SBL: 26.18-1-17, 18, 19 & 26.18-1-1

Discussion Amended Site Plan

Location: 3200 Crompond Road

Contact: Provident Design Engineering

Description: Proposed Lowe’s with two restaurant buildings and a bank building on the former approved Costco Wholesale Club site.

8. Saccente

SBL: 26.05-1-18

ZBA Referral #33/16

Location: 3197 Rocky Place

Contact: JMF Architect, PLLC

Description: This is an application for a variance to allow an addition that will have a rear yard setback of 39.2’ where 45’ are required as stated in the decision of the Zoning Board of Appeals on May 24, 2001 and to allow a wall & fence in the side & rear yards with a maximum height of 10’9” where the maximum height permitted is 4’5” in the side & 6.5’ in the rear, as per 300-13 of the Town Zoning Code. This property is in an R1-10 Zoning District.

Last Revised – September 23, 2016