

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

**December 19, 2016**  
**7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – December 5, 2016**

**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:* Approved to re-subdivide the existing 3 lots into 4 lots by Resolution #16-11 on June 13, 2016.
4. **Lowe's Home Center**  
**SBL: 26.18-1-17,18,19, 26.19-1-1, and a portion of 26.18-1-28**  
**Adjourned Public Hearing**  
*Location:* 3200 Old Crompond Road  
*Contact:* Provident Design Engineering  
*Description:* Proposed amended site plan and a 5-lot subdivision for a Lowe's Home Center, two adjacent restaurant buildings, and a bank building on the former Costco Wholesale Club site.

**WORK SESSION**

5. **Brophy, Stephen**  
**SBL: 35.08-1-17**  
**Discussion DOT Review**  
*Location:* 3787 Crompond Road  
*Contact:* Site Design Consultants  
*Description:* Approved conversion of an existing building into a restaurant with a patio for outdoor seating and parking to accommodate 20 cars.
6. **Orchard View Realty Subdivision**  
**SBL: 36.06-2-78**  
**Discussion Subdivision**  
*Location:* 2425 Sherry Drive  
*Contact:* Zappico Construction, LLC  
*Description:* Proposal is to subdivide a 9.2438 acres parcel in a R1-20 zone into 9 lots.

7. **Adrian Auto Body**

**SBL: 26.18-1-24**

**Discussion Amended Site Plan**

*Location:* 3330 Old Crompond Road

*Contact:* Ralph Mastromonaco, P.E.,P.C.

*Description:* Proposed to construct a 3,600 sf addition to the existing body shop.

8. **Colangelo 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 "Flexibility" provisions in the Town Code. The remainder of the 53.5 acre parcel is to provide for a single-family residence, open space and lands to be used for agricultural use.

9. **Town Board Referral – Kelderhouse**

**SBL: 16.17-1-48.7 and 48.8**

**Discussion Wetland Permit**

*Location:* Turus Lane

*Description:* Proposed modular home on Turus Lane in Mohegan Lake.

10. **Town Board Referral - Wetlands Ordinance**

*Description:* Proposed local law to repeal Chapter 178 entitled, "Freshwater Wetlands," and replace it with a new Chapter 178 entitled, "Freshwater Wetlands Protection Ordinance."

**Last Revised – December 15, 2016**