

TOWN OF YORKTOWN PLANNING BOARD

Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

PUBLIC MEETING AGENDA ALBERT A. CAPELLINI COMMUNITY & CULTURAL CENTER 1974 Commerce Street, Room 104, Yorktown Heights, NY 10598

November 6, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – October 16, 2023

EXECUTIVE SESSION

For advice of council on conditions of resolutions.

REGULAR SESSION

3. **Dorchester Glen Subdivision**
Request for Reapproval
Location: 15.20-3-6; 1643 Maxwell Drive
Contact: Site Design Consultants
Description: Approved 5 lot subdivision on 24.26 acres in the R1-20 zone by Res #22-28.
4. **Roberta Front Street**
Request for 1st One-Year Time Extension
Location: 46.07-2-11, 13, 15, 17; Front Street
Contact: Site Design Consultants
Description: Approved site plan for a 2,108 SF one-story building and a 5,370 SF two-story building on 0.80 acres in the transitional zone.

WORK SESSION

5. **Savannah's Restaurant**
Discussion Site Plan
Location: 25.20-1-3; 3901 Crompond Road
Contact: Gina & Paul DiPaterio
Description: Proposed enclosure of deck seating area.
6. **Bank of America**
Discussion Lighting Plan
Location: 37.16-1-23; 2 Triangle Center
Contact: Stonefield Engineering and Design
Description: Proposed lighting upgrades to the Bank of America parking lot.

7. Penna Subdivision

Discussion Proposed Subdivision

Location: 26.07-1-3 & 10; 3032 Manor Street & 882-892 Kipling Drive

Contact: Robert Penna, property owner

Description: Proposed 10 lot subdivision on 8.7 acres in the R1-20 zone.

8. Stahmer Subdivision Kane Residence

Discussion Proposed Subdivision

Location: 59.1-1-10.1; 535 Jerome Road

Contact: P.W. Scott Engineering and Architecture, P.C.

Description: Proposed site plan for a 3,383 sf single-family residence, a 1,300 sf barn, and a 1,080 sf pool, located on a 4.3 acre parcel, previously approved for a different applicant. Construction has been reduced by 380 sf from original approved plan. Previously approved SWPPP will remain. Tree removal has already taken place following previously approved Tree Mitigation Plan.

9. Teatown Lake Reservation Lake Dredging

Town Board Referral

Location: 69.14-1-5; 1600 Spring Valley Road

Contact: EcoAssessment, LLC

Description: Application for a stormwater and wetland permit to dredge the south east corner of Teatown Lake to maintain the existing channel between the shore and Wildflower Island.

10. 3000 Navajo Road

Town Board Referral - Rezone

Location: 6.14-1-2; 3000 Navajo Road

Contact: Insite Engineering, Surveying & Landscape Architecture

Description: Proposed rezone of a 49.6 acre site in the R1-80 zone to support the development of the site as mixed use for commercial recreation and multi-family residential.

11. Local Law Amending Chapter 275 “Vehicles & Traffic”

Town Board Referral

Description: Proposed amendments to Chapter 275 regarding ATVs and E-Bikes.

Last revised: November 3, 2023