

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

May 22, 2017
7:00 PM

1. **Correspondence/Liaison Reports**
2. **Minutes: May 8, 2017**

SPECIAL SESSION

3. **Ianuzzi, Stephen & Betty**
SBL: 47.15-1-14, 15, 16
Request for Reapproval

Location: 1189 Baptist Church Road

Contact: Albert A. Capellini, Esq.

Description: Approved re-subdivision of three existing lots into four lots under the Town's Flexibility Standards by Resolution #16-11, dated June 13, 2016.

WORK SESSION

4. **Hearthstone Minor Subdivision**
SBL: 17.18-1-8
Discussion Subdivision

Location: 3138 Hearthstone Street

Contact: John Anicelli, Esq.

Description: Proposed to subdivide a one acre parcel into two building lots both to be serviced by public water and sewer lines.

5. **Community Housing Innovations**
SBL: 16.08-1-34
Discussion Site Plan

Location: 670 East Main Street

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed to raze the existing single family house and garage on the parcel and build three 2-family town houses in the R-3 Zone.

6. **Lowe's Home Center**
SBL: 26.18-1-17,18,19, 26.19-1-1, and a portion of 26.18-1-28
Discussion Master Sign Plan

Location: 3220 Old Crompond Road

Contact: Provident Design Engineering

Description: Proposed signage for the Lowe's Home Center Shopping Center.

7. Shrub Oak International School

SBL: 26.05-1-4

Discussion Site Plan and Special Use Permits

Location: 3151 Stony Street

Contact: David Steinmetz, Esq.

Description: Proposed site plan, special use permit for a helistop, and special use permit for a private school for autistic children at the former Phoenix House Academy.

8. Unicorn Contracting

SBL: 37.18-2-73, 74, 85, 86

Discussion Site Plan

Location: 355 Kear Street

Contact: Daniel Ciarca, P.E, P.C.

Description: Proposed demolition of the existing restaurant and barn for the construction of a three story, 40,000 sf building with a mix of retail and office uses and a new 2,925 sf bank building. All other existing buildings are proposed to remain.

9. Town Board Referral – The Weyant Site Plan

SBL: 37.14-2-32

Discussion Rezoning

Location: 2040 Crompond Road

Contact: Site Design Consultants

Description: Requested rezone from R1-20 to Transitional Zone to construct two 18-unit apartment buildings.

10. Town Board Referral – Tompkins Garage

SBL: 58.06-1-20

Discussion Amended Special Use Permit

Location: 1440 Croton Lake Road

Contact: Site Designs Consultant

Description: Proposed restoration of the gas dispensing facility with new canopy.

11. Town Board Referral – Roberta

SBL: 48.07-2-11

Discussion Rezoning

Location: Front Street

Contact: Site Design Consultants

Description: Requested rezone from a R1-20 to a Transitional Zone to construct two mixed use buildings consisting of commercial space and residential units.

12. Town Board Referral – Harwood Place, LLC

SBL: 37.19-1-69

Discussion Rezoning

Location: 200 Harwood Place

Contact: Site Design Consultants

Description: Requested to rezone from R-2 to R-3, Multi-Family Residential Zone, to legalize the two lower level apartments.