

**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**

**February 13, 2012  
7:30 PM**

**Discussion**

- 1. Correspondence**  
**Follow-up Correspondence**  
**Liaison Reports**
- 2. Meeting Minutes – January 23, 2012**

**Regular Session**

- 3. Sierra Bella fka Samsel Minor**  
**SBL: 47.5-1-13**  
**Request 1st 90 Day Time Extension**  
*Location:* 1860 Hunterbrook Road  
*Contact:* Ralph G. Mastromonaco, PE, PC  
*Description:* A 2 lot subdivision approved by Resolution 09-24 on September 14, 2009.
- 4. Crompond Crossing Subdivision**  
**SBL: 26.18-1-7**  
**Request 1st 90 Day Time Extension**  
*Location:* Crompond Rd  
*Contact:* Neil DeLuca  
*Description:* Approved project includes two commercial buildings of 8,500 SF (retail) and 4,200 SF (restaurant/retail), a 26 unit multifamily residential site plan, and a 29 lot subdivision.
- 5. Route 6 Office Development**  
**SBL: 15.16-1-21**  
**Request for One-Year Time Extension**  
*Location:* 3571 Mohegan Avenue  
*Contact:* John Meyer Consulting  
*Description:* Site Plan approved by Planning Board Res #08-05 dated February 11, 2008.
- 6. Augie's Prime Cut**  
**SBL: 15.19-1-25**  
**Public Hearing**  
*Location:* 3436 Lexington Avenue  
*Contact:* Stephen Ferreira, PE  
*Description:* Conversion of 2nd floor storage to a dining area for existing restaurant.

**Work Session**

- 7. ZBA #65/11 Bhatt, Vaman**  
**SBL: 47.8-1-11**  
**Zoning Board Referral**  
*Location:* 1752 Dogwood Drive  
*Contact:* Benowitz Shah Architects  
*Description:* ZBA application 65/11 for a special use permit for a professional office.
- 8. Gione Minor Subdivision**  
**SBL: 27.15-2-1**  
**Discussion Subdivision**  
*Location:* 21 Loder Road  
*Contact:* Site Design Consultants  
*Description:* A proposed 2 lot subdivision with an existing residence. The new residence will be serviced with town water and individual septic system.
- 9. Old St. George's LLC**  
**SBL: 15.12-2-53**  
**Town Board Referral**  
*Location:* 1715 East Main Street  
*Contact:* Tom De Chiaro  
*Description:* Site Plan approved by Planning Board Res #11-04 dated February 14, 2011.
- 10. Sanctuary Golf Course**  
**SBL: 59.9-1-10**  
**Town Board Referral**  
*Location:* Route 118  
*Contact:* Evans Associates Environmental Consulting  
*Description:* Request amended site plan for additional tennis courts.
- 11. Fieldhome Expansion**  
**SBL: 35.12-1-3**  
**Zoning Board Referral**  
**Discuss SEQRA Classification**  
*Location:* 2300 Catherine Street  
*Contact:* Site Design Consultants  
*Description:* Proposed continuum of care facility consisting of independent living units and skilled nursing home replacing existing home with a common facility supporting both communities.

**Last revised: February 9, 2012**