

## 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

**September 9, 2013  
7:30 PM**

#### **Discussion**

- 1. Correspondence  
Liaison Reports**
- 2. Meeting Minutes – August 12, 2013**

#### **Regular Session**

- 3. Hilltop Associates**  
**SBL: 37.6-1-25**  
**Request 2<sup>nd</sup> 90 Day Time Extension**  
*Location:* Hilltop Road, Yorktown Heights  
*Contact:* Al Capellini  
*Description:* A 3 lot subdivision approved by Planning Board Resolution #08-02 on January 14, 2008.
- 4. Dubovsky, Michael**  
**SBL: 59.14-1-18**  
**Decision Statement**  
*Location:* 702 Saw Mill River Road, Croton Heights  
*Contact:* Site Design Consultants  
*Description:* Application to construct a main building with 2 commercial spaces below with 2 residential apartments above. A secondary garage/barn structure in the rear of the property.
- 5. Savannah's Restaurant**  
**SBL: 25.20-1-3**  
**Public Hearing**  
*Location:* 3901 Crompond Road, Crompond  
*Contact:* David Tetro  
*Description:* Change of use from retail to restaurant and reestablishment of rear parking area. Front porch addition and rear walk-in cooler addition.
- 6. Lake Osceola Square**  
**SBL: 6.17-1-43**  
**Public Informational Hearing**  
*Location:* 393 East Main Street, Jefferson Valley  
*Contact:* Site Design Consultants  
*Description:* Proposed CC development for multi-use facility including parking, building landscaping and necessary infrastructure.

**Work Session**

**7. Spirelli Electric Proposed Renovation**

**SBL: 16.06-1-44**

**Building Department Referral**

*Location:* 990 East Main Street, Shrub Oak

*Contact:* Michael A. Piccirillo Architecture

*Description:* Building permit #2013-2312 to renovate an existing building in the C-2 zone with commercial on the first floor and residential on the second floor where no approved site plan exists.

**8. Taps Express**

**SBL: 37.15-1-40**

**Building Department Referral**

*Location:* 2000 Edgewater Street

*Contact:* Michael A. Piccirillo Architecture

*Description:* Building Permit #2013-2440 to add a roof to an existing commercial building in the C-4 zone, where no approved site plan exists.

**9. Staples Plaza**

**SBL: 36.6-2-76**

**Discussion Trash Enclosures**

*Location:* 3333 Crompond Road, Crompond

*Contact:* Romano Architects

*Description:* Request to modify trash enclosures as approved on amended site plan.

**10. Crompond Crossing**

**SBL: 26.18-1-7**

**Discussion Plat Amendment**

*Location:* Old Crompond Road, Crompond

*Contact:* Neil Deluca, Developer

*Description:* Proposed revisions to plat to accommodate dimensions of prefabricated buildings.

**11. Creative Living Development**

**SBL: 6.14-1-2**

**Discussion Site Plan**

*Location:* Navajo Road, Jefferson Valley

*Contact:* Site Design Consultants

*Description:* Proposed air-supported dome over the existing southern field and associated improvements including an access road.

**12. Fieldstone Manor**

**SBL: 15.11-1-17**

**Discussion Major Subdivision**

*Location:* Strawberry Road

*Contact:* Site Design Consultants/Micheal Piccirillo Architecture

*Description:* A proposed 16-lot cluster subdivision on 22.94 acres in the R1-20 zone.

**13. Jefferson Valley Mall**

**Town Board Referral**

Location: Lee Blvd and Route 6

Contact: Al Capellini

Description: Request for Demolition Permit to demolish the theater space and request for an Amended Site Plan approval.

**Last revised: September 5, 2013**