

**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 TOWN HALL BOARD ROOM
363 Underhill Ave, Yorktown Heights, NY 10598**

**August 12, 2013
7:30 PM**

Discussion

- 1. Correspondence
Liaison Reports**

- 2. Meeting Minutes – July 15, 2013**

Regular Session

- 3. Hilltop Associates**
SBL: 37.6-1-25
Request for Reapproval
Location: Hilltop Road, Yorktown Heights
Contact: Al Capellini & Jack Goldstein, PE
Description: A 3 lot subdivision approved by Planning Board Resolution #08-02 on January 14, 2008.

- 4. Sierra Bella fka Samsel Minor**
SBL: 47.5-1-13
Request for Reapproval
Location: 1860 Hunterbrook Road, Hunterbrook
Contact: Al Capellini
Description: A 2 lot subdivision approved by Resolution #09-24 on September 14, 2009.

- 5. Kitchawan Fire & Rescue Station**
SBL: 70.5-1-13
Request for 2nd One Year Time Extension
Location: Kitchawan Road, Kitchawan
Contact: Al Capellini
Description: A 3,100 SF Fire Rescue Station approved by Resolution #11-22 on September 12, 2011.

- 6. Dubovsky, Michael**
SBL: 59.14-1-18
Public Hearing
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.

- 7. Yorktown Auto Body**
SBL: 37.19-1-81
Public Informational Hearing
Location: 1798 Front Street, Yorktown Heights
Contact: Site Design Consultants
Description: A proposed addition of approximately 1,450 SF to the existing auto body repair shop and construction of additional parking.
- 8. Savannah's Restaurant**
SBL: 25.20-1-3
Public Informational 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.
- 9. Triangle Shopping Center**
SBL: 48.18-1-3
Decision Statement
Location: Saw Mill River Road, Yorktown Heights
Contact: Romano Architects
Description: Proposed pavers and tree installation plan in existing parking lot.
- 10. Yorktown Farms Lots 4 & 7**
SBL: 17.6-2-32
Decision Statements
Location: Route 6, Jefferson Valley
Contact: Ciarcia Engineering
Description: A 22 lot subdivision approved by Resolution 08-03 dated February 11, 2008.

Work Session

- 11. Dog Park at Sylvan Glen Park**
Town Board Referral
Location: Grant Avenue, Sylvan Glen Park
Description: Wetland Permit to install fencing for proposed Dog Park in Sylvan Glen Park.
- 12. Creative Living Development**
SBL: 6.14-1-2
Discussion Site Plan & Decision Statement
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.

13. Staples Plaza

SBL: 36.6-2-76

Discussion Approved Site Plan

Location: 3333 Crompond Road, Crompond

Contact: Romano Architects

Description: Request to install additional retaining walls not shown on the approved site plan.

14. Mohegan Lake Motors Volkswagen

SBL: 15.12-1-3

Discussion Approved Site Plan

Location: 1744 East Main Street, Mohegan Lake

Contact: Site Design Consultants

Description: Request to not install garbage enclosure.

15. Lake Osceola Square

SBL: 6.17-1-43

Pre-Preliminary Application

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.

16. Nelson Residence

SBL: 26.08-2-34

Discussion

Location: 745 Iris Court, Yorktown Heights

Contact: Michael Nelson

Description: Proposed regrading of property within a Conservation Easement on a residential lot in the New Hope Farm subdivision.

17. Broad Pines Subdivision

SBL: 27.14-1-6 thru 12

Discussion

Location: Granite Springs Road

Contact: Prebeck Homes, Inc.

Description: Request to abandon the remainder of the subdivision that was not constructed due to the sewer moratorium in order to close the bonds & security posted for the entire subdivision.

Last revised: August 9, 2013