

TOWN OF YORKTOWN

PLANNING DEPARTMENT

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

MEMORANDUM

To: Town Board
From: Planning Board
Date: October 9, 2025
Subject: Town Board Referral
2830 Stony Street
SBL: 26.14-1-9

The Planning Department has reviewed the submitted plans and has the following comments:

1. A conservation easement exists on the property. Properly label the existing conservation easement line and identify the area of the same on all plans.
2. A Town drainage easement exists on the property. Properly label and identify the area of the Town drainage easement. Show metes and bounds.
3. Properly fill out the tree permit section of the application.
4. There is no tree mitigation information. Please provide. This should be referred to the Tree Conservation Advisory Commission per code.
5. The position of the structure and driveway is on or within 1.0 feet of the conservation easement. This will necessitate improper usage and disturbance to the conservation easement, as movement around the structure will be necessary for any resident of the property.
6. In addition, excavation and disturbance within the conservation easement is proposed. No circumstances allow this without modification of the easement by the Planning Board.
7. The filed plat required a road widening strip be transferred to the Town. This transfer should be verified.
8. We recommend the position of the structures be modified accordingly to prevent the initial and ongoing use and disturbance.
9. The applicant's representative stated that a deed restriction will be placed on some unknown portion of the lots as mitigation. We suggest that this will be of no practical effect, as the current proposed development of the lot, the lot size, and zoning requirements would preclude further development of another unit but likely not preclude development to the remaining area for incidental accessory uses normally associated with residential uses.
10. We recommend that if the Board wishes to accept a development restriction of some sort as mitigation, that the conservation easement be expanded, properly delineated on the plan, and filed in the land records of the county.

John A. Tegeder, R.A.
Director of Planning

Ed Lachterman
Town Supervisor

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Respectfully submitted,



Ian Richey
Assistant Planner