

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

**October 17, 2016
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – September 26, 2016**

REGULAR SESSION

3. **Blumberg Subdivision**
SBL: 47.15-1-21
First 90-Day Time Extension
Location: 1305-1307 Baptist Church Road
Contact: Kellard Sessions Consulting, P.C.
Description: Approved two-lot subdivision approved by Planning Board Resolution #16-09 and dated May 9, 2016.
4. **Mongero Properties**
SBL: 37.14-1-44
First 1-Year Time Extension
Location: Saw Mill River Road
Contact: Albert A. Capellini, Esq.
Description: Approved site plan for a 3,848 SF bank on 2.2 acres in the C-1 zone approved by Planning Board Resolution #15-14 and dated November 9, 2015.
5. **Dubovsky, Michael**
SBL: 59.14-1-18
Request Re-Approval
Location: 702 Saw Mill River Road
Contact: Site Design Consultants
Description: Approved site plan to construct a main building with 2 commercial spaces below and with 2 residential apartments above approved by Planning Board Resolution #13-21 and dated September 9, 2013.
6. **Orchard View Realty Subdivision**
SBL: 36.06-2-78
Adjourned Public Hearing
Location: 2425 Sherry Drive
Contact: Zappico Construction, LLC
Description: Proposed to subdivide a 9.2438 acres parcel in a R1-20 zone into 9 lots for single family housing.
7. **RPG Properties**
SBL: 15.15-1-22
Public Informational Hearing
Location: 3574 Lexington Avenue
Contact: RPG Properties Inc.
Description: Proposed to build a multi-family development consisting of 8 residential townhouse style units.

WORK SESSION

8. **Lowe's Home Center former Costco Wholesale**
SBL: 26.18-1-17, 18, 19 & 26.18-1-1
Discussion Amended Site Plan
Location: 3200 Crompond Road
Contact: Provident Design Engineering
Description: Proposed Lowe's with two restaurant buildings and a bank building on the former approved Costco Wholesale Club site.

9. **Crompond Terraces**
SBL: 26.18-1-9,10,11,12,13,14,15,16
Discussion Site Plan
Location: 3258 Old Crompond Road
Contact: Mandalay Builders, LLC
Description: Proposed townhouse complex on 16.9 acres in an R-3 Zone consisting of 110 units.

10. **Village Traditions**
SBL: 15.16-1-32
Discussion Approved Site Plan
Location: 1821 East Main Street
Contact: Tim Mallon
Description: Proposing to demolish and replace the existing rear yard building with a new 2-story building with 3,000 sf of office space on the first floor and a 2nd-story apartment.

11. **Stahmer Minor Subdivision**
SBL: 59.10-1-10
Discussion Subdivision
Location: 600 Birdsall Drive
Contact: Insite Engineering, Surveying and Landscape Architecture, P.C.
Description: Proposed 3-lot subdivision on 10 acres in an R1-80 zone. This application was previously presented as a 4-lot subdivision in 2006.

12. **Town Board Referral – Mohegan Auto & Tire Center, Inc.**
SBL: 15.12-2-8
Discussion Zone Change
Location: 1530 East Main Street
Contact: Site Design Consultants
Description: Requesting a zone change from R1-20 to Transitional Zone to accommodate the existing auto service and gas station.

13. **Town Board Referral – Brennan**
SBL: 37.10-2-66 & 67
Discussion SWPPP/Wetland Permit
Location: 2200 Saw Mill River Road
Contact: P.W. Scott Engineering and Architecture, P.C.
Description: Proposed to dredge the material from the pond and then deposit the 15,000 to 20,000 cubic yards of the material at a location more than 100 feet from the edge of any wetlands on the site.

14. Town Board Referral – Affordable Housing

Proposed Local Laws:

To repeal Chapter 300-39 of the Town Code entitled “Affordable Housing,” and enact a new Chapter 300 article XXXI of the Town Code entitled “Inclusion of Additional Housing Units.”

To repeal Chapter 102 entitled “Affordable Housing,” and enact a new Chapter 102 in the Town Code entitled “Below Market Housing Incentives.”

To enact a new Article X entitled “Yorktown Community Housing Board,” of Chapter 10 of the Town Code.

Last Revised – October 14, 2016