

TOWN OF YORKTOWN PLANNING BOARD

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

To: Town Board
From: Planning Board
Date: May 9, 2025
Subject: Town Board Referral
2285 Saw Mill River Road

At its meeting of April 21, 2025, the Planning Board discussed the subject referral. This lot appears to be created by deed transfer and not by the required subdivision process and subsequent filing of a plat in the county land records. Therefore, this lot is likely not a legal building lot under the code. The Planning Board recommends that the Town Board determine the legal status of the lot. If it is determined that the lot is not a legal building lot, a plat map should be approved by the Planning Board and filed with the county. If it is determined that the lot is a legal building lot, the reasoning for such determination should be set forth in the Town Board's approving resolution.

Further comments as follows:

1. The application states that 40 trees of varying diameters are to be removed. There are no species identified as required by Chapter 270. There is no mitigation plan proposed. Prior to the public hearing a mitigation plan should be developed for review.
2. Include tree removal and mitigation on the sewer easement.
3. The Site Plan should include a maintenance plan for the proposed rain garden.

Respectfully submitted,



Ian Richey
Assistant Planner