

## TOWN OF YORKTOWN PLANNING BOARD

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

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### **PUBLIC MEETING AGENDA - TENTATIVE** **YORKTOWN TOWN HALL BOARD ROOM** 363 Underhill Ave, Yorktown Heights, NY 10598

**May 7, 2018**  
**7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – April 23, 2018**

#### **REGULAR SESSION**

3. **Hilltop Associates**  
**SBL: 37.6-1-25**  
**First 90 Day Time Extension**  
*Location:* Hilltop Road  
*Contact:* Michael Blank  
*Description:* A 3-lot subdivision on 14.6 acres in the R1-40 zone, approved by Planning Board Resolution #08-02 on January 14, 2008.
4. **Anderson Subdivision**  
**SBL: 58.9-1-20**  
**Public Informational Hearing**  
*Location:* 1695 Croton Lake Road  
*Contact:* Ciarcia Engineering  
*Description:* Proposed 2-lot subdivision on 15.72 acres, in the R1-80 zone, where one residence currently exists.
5. **Shrub Oak International School**  
**SBL: 26.5-1-4**  
**Public Hearing**  
*Location:* 3151 Stony Street  
*Contact:* Zarin and Steinmetz  
*Description:* The applicant has requested amendments to the Site Plan and Stormwater Pollution Prevention Plan approved by Planning Board Resolution #17-10 on June 26, 2017. The applicant has also proposed to phase the construction of the development.
6. **Fieldstone Manor**  
**SBL: 15.11-1-17**  
**Second 90 Day Time Extension**  
*Location:* Strawberry Road  
*Contact:* Site Design Consultants  
*Description:* A 21-lot cluster subdivision on 22.94 acres in the R1-20 zone, that received Final Subdivision Plat Approval by Resolution #16-16 on August 8, 2016.

7. **Sandvoss Minor Subdivision**

**SBL: 59.07-1-7**

**Decision SEQR Determination**

*Location:* 1005 Hanover Street

*Contact:* Site Design Consultants

*Description:* Proposed 3-lot subdivision on 18.62 acres in the R1-80 zone. Lots to be served by private wells and septic systems.

**WORK SESSION**

8. **Mohegan Audi Addition**

**SBL: 15.16-1-45**

**Discussion Amended Site Plan**

*Location:* 1791 East Main Street

*Contact:* Site Design Consultants

*Description:* Proposed 11,000 sf addition to an existing 16,000 sf car dealership for service bays.

9. **PCSB Bank Commerce Street**

**SBL: 37.14-2-52**

**Discussion Site Plan**

*Location:* 1990 Commerce Street

*Contact:* Insite Engineering

*Description:* Proposed amended site plan to add a drive-thru window and canopy to the existing bank building located on the same parcel with the CVS.

10. **Adrian Auto Body**

**SBL: 26.18-1-24**

**Discussion Amended Site Plan**

*Location:* 3330 Old Crompond Road

*Contact:* Ciarcia Engineering

*Description:* Proposed amended plan to reduce the proposed building addition to 900 sf where a 3,950 sf addition was approved by Planning Board Resolution #17-05 on April 17, 2017.

11. **Crompond Terraces**

**SBL: 26.18-1-11, 12, 14, 15, & 16**

**Discussion Site Plan**

*Location:* Old Crompond Road

*Contact:* Ciarcia Engineering

*Description:* Proposed residential community and commercial site plan on approximately 16.9 acres in the R-3 zone and 6.7 acres in the C-2R zone.

12. **Bellamy Construction**

**SBL: 16.14-1-7.1**

**Discussion Approved Subdivision**

*Location:* 3423 Stony Street

*Contact:* Steve Burns, PE

*Description:* Proposed residence on Lot 2 of the Friends Subdivision approved by Planning Board Resolution #07-16 on September 10, 2007.

13. **Town Board Referral – Wetland Permit for Mohegan Lake**

**Discussion Wetland Permit**

*Location:* Lakeshore Drive

*Contact:* Mohegan Lake Improvement District

*Description:* Proposed general wetland permit to maintain and improve the lake environment. Such activities may include fish stocking, aeration, weed harvesting, garbage cleanup, maintenance of aeration sheds/equipment, maintenance of areas to access the lake, removal of invasive species, and chemical treatments to control harmful algae bloom and the toxins they produce.

14. **Town Board Referral – Wetland Permit to Replace Gas Main on Gomer Street**

**Discussion Wetland Permit**

*Location:* Gomer Street (between Homestead Road and Granite Springs Road)

*Contact:* Con Edison

*Description:* Proposed to remove and upgrade an 8-inch high pressure steel gas main with a 16-inch high pressure steel gas main and an 8-inch polyethylene gas main along Gomer Street.

15. **Hill Boulevard Diner**

**SBL: 16.08-1-1**

**Discussion Site Plan**

*Location:* 3667 Hill Boulevard

*Contact:* Nixon Architecture

*Description:* Proposed restaurant in an existing retail building. No exterior work is proposed.

**Last Revised – May 7, 2018**

**ADA-compliant assistive listening devices will be available for the Planning Board Work Session.  
Please request the assistive listening devices from Planning Department Staff.**