

## 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 COMMUNITY & CULTURAL CENTER**  
1974 Commerce Street, Room 104, Yorktown Heights, NY 10598

**March 26, 2018**  
**7:00 PM**

- 1. Correspondence/Liaison Reports**
- 2. Previous Meeting - Minutes March 12, 2018**

### WORK SESSION

- 3. Building Department Referral – Hill Boulevard Diner**  
**SBL: 16.08-1-1**  
**Discussion Site Plan**  
*Location:* 3667 Hill Boulevard  
*Contact:* Nixon Architecture  
*Description:* Proposed food service in an existing retail building. No exterior work is proposed.
- 4. Brookside Village Lot 1**  
**SBL: 37.10-2-77**  
**Discussion Approved Subdivision**  
*Location:* 274 Landmark Court  
*Contact:* Sharon Kamhi  
*Description:* Relocation of proposed residence in subdivision approved by Planning Board Resolution #85-12 on October 7, 1985.
- 5. Village Traditions**  
**SBL: 15.16-1-32**  
**Discussion Amended Site Plan**  
*Location:* 1821 East Main Street  
*Contact:* Timothy Mallon  
*Description:* Amended plan to remove existing barn and construct a 3,200 sf building for offices with an apartment on the second floor.
- 6. Shrub Oak International School**  
**SBL: 26.05-1-4**  
**Discussion Approved Site Plan**  
*Location:* 3151 Stony Street  
*Contact:* David Steinmetz, Esq.  
*Description:* Applicant requests to eliminate secondary access road to Granite Knolls Park and instead construct an alternate secondary access to school and leave existing driveway to Park. Several other accessory buildings are also proposed. A site plan, special use permit for a helistop, and special use permit for a private school, for autistic adolescents through young adults, at the former Phoenix House Academy was approved by Planning Board Resolution #17-10 on June 26, 2017.

**7. Mohegan Audi Addition**

**SBL: 15.16-1-44 & 45**

**Discussion Amended Site Plan**

*Location:* 1791 East Main Street

*Contact:* Site Design Engineering

*Description:* Proposed building addition of 27,000 sf to an existing 16,000 sf building for dealer service bays.

**8. PCSB Bank Commerce Street**

**SBL: 37.14-2-52**

**Discussion Preliminary Site Plan**

*Location:* 1990 Commerce Street

*Contact:* Insite Engineering

*Description:* Proposed layout for an amended site plan to redevelop the existing bank building (formerly a Chase Bank) in the CVS Plaza.

**9. Sandvoss Minor Subdivision**

**SBL: 59.07-1-6, 7 & 8**

**Discussion Subdivision**

*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.

**10. Gallinelli Minor Subdivision**

**SBL: 27.13-1-49**

**Discussion Subdivision**

*Location:* 2777 Quinlan Street

*Contact:* Site Design Consultants

*Description:* Proposed 2-lot subdivision on 1.48 acres in the R1-20 zone.

**11. Planning Department**

**Hunterbrook Estates Condominiums**

**Discussion of setbacks as they relate to requests to install generators.**

**Last Revised – March 22, 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.**