

## 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

### PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

**August 12, 2019  
7:00 PM**

1. **Correspondence**
2. **Meeting Minutes – July 15, 2019**

#### REGULAR SESSION

3. **Colangelo Major Subdivision**  
**SBL: 35.16-1-4**  
**Second 90-Day Time Extension**  
*Location:* 1805 Jacob Road  
*Contact:* Site Design Consultants  
*Description:* Approved 6 lot subdivision in the R1-160 zone by Planning Board Resolution #18-23, dated November 19, 2018.
4. **Gallinelli Minor Subdivision**  
**SBL: 27.13-1-49**  
**Request for Reapproval**  
*Location:* 2777 Quinlan Street  
*Contact:* Site Design Consultants  
*Description:* Approved 2-lot subdivision on 0.98 acres in the R1-20 zone by Planning Board Resolution #18-16, dated September 17, 2018.
5. **Prestige Renovations**  
**SBL: 16.10-4-8**  
**Request for Reapproval**  
*Location:* 3511 Buckhorn Street  
*Contact:* Site Design Consultants  
*Description:* Approved 2-lot subdivision on 1.47 acres in the R1-20 zone by Planning Board Resolution #18-15, dated September 17, 2018.
6. **Crystal Court Subdivision**  
**SBL: 27.11-2-43**  
**Public Informational Hearing**  
*Location:* Crystal Court  
*Contact:* PANBAR Realty  
*Description:* Proposed 4-lot subdivision on 5.07 acres in the R1-20 zone.
7. **McDonalds**  
**SBL: 36.05-1-10**  
**Public Hearing**  
*Location:* 3481 Crompond Road  
*Contact:* Keith Brown, Esq.  
*Description:* Proposed to construct a two lane drive-thru and associated parking lot improvements on 1.05 acres in the C-4 zone.

8. **Pied Piper Preschool Addition**

**SBL: 37.14-2-8**

**Adjourned Public Hearing**

*Location:* 2090 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed 3,019 square foot addition to the existing 3,730 square foot preschool. The building is proposed to be a total square footage 6,749 square feet, on 0.68 acres in the R1-10 zone.

**WORK SESSION**

9. **Unicorn Contracting Corporation**

**SBL: 37.18-2-73, 74, & 85**

**Approved Site Plan Amendments**

*Location:* 355 Kear Street.

*Contact:* Ciarcia Engineering, P.C.

*Description:* Approved site plan and minor subdivision by Resolutions #17-19 and #17-20, dated December 18, 2017, to construct a three story, 40,000 square foot building with a mix of retail and office uses.

10. **Battery Storage Facility for Rooftop Solar System (Staples Plaza)**

**SBL: 36.06-2-76**

**Discussion – Amended Site Plan**

*Location:* 3333 Crompond Road

*Contact:* Maziar Dalaeli, IPP Solar, LLC

*Description:* The Applicant is proposing a battery storage facility to support the rooftop solar energy system installation. The facility would take up three parking spaces along the west side of the Staples Plaza.

11. **Roberta Front Street**

**SBL: 48.07-2-11, 13, 15, & 17**

**Discussion - Site Plan**

*Location:* Front Street

*Contact:* Site Design Consultants

*Description:* Rezone and site plan approved by Town Board by Resolution #485, dated December 19, 2017, with conditions for approvals by the Planning Board. This property was rezoned from R1-20 to the Transitional Zone to construct two mixed use buildings consisting of commercial space and residential units on 0.8 acres.

12. **Lowe's Plaza Building Pad 'B'**

**SBL: 26.18-1-18**

**Discussion – Site Plan**

*Location:* 3200 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed restaurant/professional office building with a drive-thru lane on building pad 'B' of the approved Lowe's Home Center Site Plan.

13. **PANBAR – Bonsignore Subdivision**

**SBL: 36.05-2-57.1**

**Discussion – Approved Subdivision**

*Location:* 2483 Hunterbrook Road

*Contact:* PANBAR Realty

*Description:* Proposed amendment to the retaining wall, approved by Resolution #16-04, dated March 14, 2016.

**14. Town Board Referral – 7-Eleven/Sunoco Station**

Request for an amended Special Use Permit for the Gasoline Filling Station located at 3640 Lee Boulevard.

**15. ZBA Referral – Yorktown Energy Storage Facility**

Request for a Special Use Permit for a Public Utility Substation. This project is located at 3901 Gomer Court.

**16. ZBA Referral – Sarlo**

Request for a Special Use Permit for parking of commercial vehicles on the three lots located at 675-695 Saw Mill River Road.

**Last Revised – August 8, 2019**

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