

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 VIDEO CONFERENCE

October 5, 2020

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/join/90eH-XFVtKe>

1. Correspondence/Liaison Reports
2. Meeting Minutes – September 14, 2020

WORK SESSION

3. **CVS Plaza Yorktown Heights**

Discussion Site Plan

Location: 37.14-2-52; 1990 Commerce Street

Contact: Insite Engineering, P.C.

Description: Approved amended site plan to install curbed plant beds and bollards along the front of the current CVS Plaza in the C-3 zone by Planning Board Resolution #20-17 dated September 14, 2020.

4. **K & P Celebrations**

Decision Statement

Location: 15.15-1-44; 1950 East Main Street

Contact: Site Design Consultants

Description: The tenant, K & P Celebrations, is proposing to occupy additional square footage of the building on the lot to expand its business of catering and food preparation services.

5. **Ricciardella Estates fka Dubovsky Site Plan**

Discussion Approved Amended Site Plan & Special Use Permit

Location: 59.14-1-18; 702 Saw Mill River Road

Contact: Site Design Consultants

Description: Request for re-approval and submission of amended Stormwater Pollution Prevention Plan.

6. **Hilltop Hanover Farm Subdivision Lot #10**

Discussion Change in Finished Floor Elevation & Stormwater Permit

Location: 48.19-1-27; 1220 White Horse Lane

Contact: Site Design Consultants

Description: Proposed change in finished floor elevation and requested approval of a Stormwater Permit for Lot #10 in the Hilltop Hanover Farm Subdivision approved by Planning Board Resolution #04-09, dated May 10, 2004.

7. **Lowe's Home Center**

Discussion Site Plan - Pad A

Location: 26.18.1-17; 3240 Crompond Road

Contact: Site Design Consultants

Description: Request to begin construction of amended retaining walls. Proposed amended site plan for a 12,500 SF building to accommodate a specialty grocer on the site.

8. **Lowe's Home Center**
Discussion Site Plan - Pad B
Location: 26.18-1-18; 3220-28 Crompond Road
Contact: Michael Grace, Esq.
Description: Proposed amendment to retaining wall construction and amendment of the Master Sign Plan based on Zoning Board Referral #31/20 for additional signage.

9. **Martino Contracting**
Discussion Site Plan
Location: 6.17-2-62; 286 East Main Street, Jefferson Valley
Contact: Site Design Consultants
Description: Proposed subdivision for a two-story office/warehouse/garage and apartment building in the Country Commercial zone and one single-family house in the R1-80 zone.

10. **Colangelo Major Subdivision**
Discussion Final Subdivision
Location: 35.16-1-4; 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.

11. **Town Board Referral**
A proposed local law to amend Chapter 240 of the Town Code entitled "Sewers and Septic Systems," to add a new Article III entitled "Low Pressure Sewer Systems."

12. **NY Self Storage aka CubeSmart**
Discussion Site Plan & Special Permit
Location: 16.08-1-14; 621 Bank Road
Contact: Insite Engineering
Description: Proposed 26,302 SF single-story additions to the existing 45,996 SF Toys 'R' Us building on 3.6 acres in the C-1 zone.

13. **Town Board Referral**
A proposed Local Law amending Chapter 300-75(A) of the Town Code entitled "Warehouse or self-storage uses in retail shopping centers."

14. **Wells Fargo Bank**
Discussion Lighting Plans
Location: 16.09-2-14; 1342 East Main Street, Shrub Oak
Location: 37-14-2-59; 1937 Commerce Street, Yorktown Heights
Contact: Natalie Sell, Bureau Veritas
Description: Proposed lighting upgrades for existing sites.

15. **Gomer Court Tier 2 Battery Storage System**
Discussion Site Plan & Special Permit
Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley
Contact: Melissa Samaroo, PV Engineers, P.C.
Description: Proposed Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

16. **Americo Realty LLC**

Pre-Preliminary Application

Location: 26.18-1-9; 3332 Old Crompond Road

Contact: Ciarcia Engineering, P.C.

Description: Proposed mixed use building in the C-2R zone with 6,750 SF office/retail space and 20 apartments above and two townhouse building with 6 units each in the R-3 zone on 2.58 acres.

17. **Town Board Referral**

A proposed Local Law amending Chapter 300 of the Town Code entitled “Zoning” by adding a new Article XXXI entitled “Planned Design District Overlay Zones.”

Last Revised – September 30, 2020