

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

August 10, 2020

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZEqduytrDgsG9QazDI8UvsO5Nc4xTHblprx>

1. Correspondence/Liaison Reports
2. Meeting Minutes – July 13, 2020

REGULAR SESSION

3. **Pied Piper Preschool Addition**
SBL: 37.14-2-8
First One Year Time Extension
Location: 2090 Crompond Road
Contact: Site Design Consultants
Description: Approved 3,019 square foot addition to the existing 3,730 square foot preschool. The building is proposed to be a total square footage of 6,749 square feet, on 0.68 acres in the R1-10 zone, by Planning Board resolution #19-24, dated August 12, 2019.
4. **Gallinelli Minor Subdivision**
SBL: 27.13-1-49
Reapproval - Subdivision
Location: 2777 Quinlan Street
Contact: Site Design Consultants
Description: Approved 2-lot subdivision on 1.48 acres in the R1-20 zone, by Planning Board resolution #18-16, dated September 17, 2018.
5. **Taco Bell-Crompond**
SBL: 36.05-1-16
Decision Statement
Location: 3605 Crompond Road
Contact: JMC Site Development Consultants
Description: Proposed Taco Bell restaurant and drive-thru on 1.06 acres in the C-4 zone at the former Snap Fitness location.
6. **Nantucket Sound Sons, LLC**
SBL: 37.18-2-86
Public Hearing – POSTPONED TO SEPT 14, 2020
Location: 385 Kear Street
Contact: Site Design Consultants
Description: Proposed 3-story, 8,101 sf building with a mix of residential and retail uses on 0.36 acres in the C-2R zone.



WORK SESSION

7. Sandvoss Minor Subdivision

SBL: 59.07-1-7 & 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.

8. Hilltop Hanover Subdivision Lot #10

SBL: 48.19-1-27

Discussion - Finish Floor Elevation and Stormwater Permit

Location: 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.

9. CVS-Commerce Street

SBL: 37.14-2-52

Discussion – Amended Site Plan

Location: 1990 Commerce Street

Contact: Insite Engineering, P.C.

Description: Proposed to install curbed plant beds and bollards along the front of the current CVS Plaza in the C-3 zone.

10. Par 3 Golf Course

SBL: 16.07-1-38

Discussion – Site Plan

Location: 795 Route 6

Contact: James Martorano Jr.

Description: Proposed Par 3 golf course on Town owned Parkland.

11. Ryder Subdivision

SBL: 48.06-1-12

Discussion – Minor Subdivision

Location: 532 Underhill Avenue

Contact: Ciarcia Engineering, P.C.

Description: Proposed 2-lot subdivision on 6.09 acres in the R1-40 zone, where there is one existing residence.

12. Hemlock Hills Solar Farm – *WITHDRAWN AT APPLICANT’S REQUEST*

SBL: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt)

Discussion – Preliminary Site Plan

Location: 500 Croton Avenue

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed solar farm on a portion of the Hemlock Hill Farm property.

Last Revised – August 10, 2020