

## 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

July 16, 2018  
7:00 PM

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – July 25, 2018**

#### **REGULAR SESSION**

3. **Fieldstone Manor**  
**SBL: 15.11-1-17**  
**Reapproval Subdivision**  
*Location:* Lexington Avenue/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 Planning Board Resolution #16-16 on August 8, 2016.
4. **Hearthstone Minor Subdivision**  
**SBL: 17.18-1-8**  
**Decision Statement**  
*Location:* 3138 Hearthstone Street  
*Contact:* John Annicelli, Esq,  
*Description:* Proposed to subdivide 0.98 acres into two building lots both to be serviced by public water and sewer lines.
5. **PCSB Bank Commerce Street**  
**SBL: 37.14-2-52**  
**Public Hearing**  
*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.
6. **Anderson Subdivision**  
**SBL: 58.09-1-20**  
**Public Hearing**  
*Location:* 1695 Croton Lake Road  
*Contact:* Ciarcia Engineering  
*Description:* Proposed 2-Lot subdivision of 15.72 acres in the R1-80 zone, where one residence currently exists.

#### **WORK SESSION**

7. **Lowe's Home Center Off-Site Sewer Extension**  
**SBL: 26.18-1-17, 18, 19, 26.19-1-1, and a portion of 26.18-1-28**  
**Discussion Sewer Extension**  
*Location:* Old Crompond Road  
*Contact:* Ann Kutter  
*Description:* Request from adjacent residential property owners to discuss the approved sewer extension.

8. **Unicorn Contracting Corporation**  
**SBL: 37.18-2-73, 74, 85, & 86**  
**Discussion Approved Site Plan & Subdivision**  
*Location:* 355 Kear Street, 360 Underhill Avenue, 366 Underhill Avenue  
*Contact:* Ciarcia Engineering  
*Description:* Approved demolition of the existing restaurant and barn to construct a three story, 40,000 square foot building with a mix of retail and office uses by Planning Board Resolutions #17-19 and #17-20 on December 18, 2017.
  
9. **Mohegan Court – fka RPG Properties**  
**SBL: 15.15-1-22**  
**Discussion Residential Site Plan**  
*Location:* 3574 Lexington Avenue  
*Contact:* Phil Sanders  
*Description:* Proposed 8 unit townhouse development on 1.1 acres in the R-3 zone.
  
10. **Popeyes – Staples Plaza**  
**SBL: 36.06-2-76**  
**Discussion Amended Site Plan**  
*Location:* 3333 Crompond Road  
*Contact:* JMC Consultants  
*Description:* Proposed 2,350 sf restaurant building, where a 2,500 sf building was approved in the Staples Plaza in the C-3 zone.
  
11. **ZBA Referral - Mohegan Audi Addition**  
**SBL: 15.16-1-44 & 45**  
**Discussion Variance Request**  
*Location:* 1791 East Main Street  
*Contact:* Site Design Consultants  
*Description:* Requested variance for an additional 22 vehicles to be stored on the lot, where the maximum is 84 vehicles is allowed pursuant to Town Code Section 300-71.
  
12. **ZBA Referral - Jefferson Valley Mall**  
**SBL: 16.12-1-24 & 25**  
**Discussion Variance Request**  
*Location:* 650 Lee Boulevard  
*Contact:* Cuddy and Feder LLP  
*Description:* Approved site plan and subdivision with conditions to obtain two variances from the Zoning Board of Appeals.

Last revised – July 12, 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.