

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community & Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

PUBLIC MEETING AGENDA ALBERT A. CAPELLINI COMMUNITY & CULTURAL CENTER 1974 Commerce Street, Room 104, Yorktown Heights, NY 10598

**September 9, 2019
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – August 12, 2019**

WORK SESSION

3. **McDonalds**
SBL: 36.05-1-10
Discussion – Amended Site Plan
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.
4. **Unicorn Contracting Corporation**
SBL: 37.18-2-73, 74, & 85
Discussion – Property Signage
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.
5. **CVS-Crompond Road**
SBL: 26.18-1-25
Discussion – Site Plan
Location: 3320 Crompond Road
Contact: Cuddy and Feder, LLP
Description: Proposed construction of a 14,700 sf CVS/pharmacy with a drive-thru on 1.96 acres in the C-3 zone.
6. **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.

7. **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.
8. **Envirogreen Associates**
SBL: 15.16-1-30 & 31
Discussion – Negative Declaration
Location: 1851, 1867, 1875 East Main Street (Route 6)
Contact: Site Design Consultants
Description: Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.
9. **Town Board Referral – Stormwater Permit at 1690 Amazon Road**
Request for a Stormwater Permit and Treet Permit for a single family house to run on private septic. The project is in the R1-20 zone.
10. **ZBA Referral – Spirelli Subdivision**
Request for an amended variance for a parcel located at 3545 Buckhorn Street, in the R1-20 zone, to allow a proposed subdivision with an existing multi-family house.
11. **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.
12. **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 – September 6, 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.**