

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

**June 24, 2019
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – May 6, 2019 & June 10, 2019**

REGULAR SESSION

3. **Village Traditions**
SBL: 15.16-1-32
Request – First 1 Year Time Extension
Location: 1821 East Main Street
Contact: Timothy Mallon
Description: Approved site plan by Planning Board resolution #18-05, dated May 21, 2018.
4. **Gallinelli Minor Subdivision**
SBL: 27.13-1-49
Request – First and Second 90 Day Time Extensions
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. **Prestige Renovations**
SBL: 16.10-4-8
Request – First and Second 90 Day Time Extensions
Location: 3511 Buckhorn Street
Contact: Site Design Consultants
Description: Approved 2-lot subdivision on 0.95 acres in the R1-20 zone by Planning Board resolution #18-15, dated September 17, 2018.
6. **Colangelo Major Subdivision**
SBL: 35.16-1-4
Request – First 90 Day Time Extensions
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.
7. **Faith Bible Church**
SBL: 15.16-2-9, 10, 50, 53, & 54
Request – Second 1 Year Time Extension
Location: Mohegan Avenue and Sagamore Avenue
Contact: Site Design Consultants
Description: Approved Special Use Permit, Site/Parking Plan, Stormwater Pollution Prevention Plan Permit, Wetland Permit, and Tree Removal Permit for an 8,000 sf, two-story church and parking granted by Resolution #14-08 dated May 5, 2014.

8. **Envirogreen Associates**
SBL: 15.16-1-30
Decision - Negative Declaration
Location: 1851, 1867, 1875 East Main Street
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. **Hearthstone Minor Subdivision**
SBL: 17.18-1-8
Request for Reapproval
Location: 3138 Hearthstone Street
Contact: William Besharet
Description: Approved 2-lot subdivision on 0.98 acres in the R1-20 zone by Planning Board resolution #18-10, dated July 16, 2018.

10. **Lowe's Home Center**
SBL: 26.18-1-17, 18, 19, 26.19-1-1, & 26.18-1-28
Decision Statement - Renewal Special Use Permit
Location: 3200 Crompond Road
Contact: David Koerner
Description: Request for renewal of a Special Use Permit approved by Planning Board resolution #17-08 on June 12, 2017.

11. **Southern NY Beagle Club**
SBL: 46.12-1-1, 2 & 47.09-1-25
Decision Statement – Special Use Permit
Location: 1875 Hunterbrook Road
Contact: Vince DiCarlo Home Improvements
Description: Request for a Special Use Permit to construct a new garage for tractor storage.

WORK SESSION

12. **Pied Piper Preschool Addition**
SBL: 37.14-2-8
Discussion – Site Plan
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.

13. **Roberta Front Street**
SBL: 48.07-2-11, 13, 15, & 17
Discussion - Site Plan
Location: Front Street
Contact: Site Design Consultants
Description: Approved rezone and site plan by Town Board by Resolution #485, dated December 19, 2017, with conditions for approvals by the Planning Board. This property has been rezoned from R1-20 to the Transition Zone to construct two mixed use buildings consisting of commercial space and residential units on 0.8 acres.

14. **Crystal Court Subdivision**

SBL: 27.11-2-43

Discussion - Minor Subdivision

Location: Crystal Court

Contact: PANBAR Realty

Description: Proposed 4-lot subdivision on 5.07 acres in the R1-20 zone.

15. **1961 Commerce Street**

SBL: 37.14-2-63

Discussion – Preliminary Application

Location: 1961 Commerce Street

Contact: Axis Architectural Group

Description: Proposed façade improvements to the existing building on the site. There are no proposed changes to the building footprint.

16. **Landmarks Presentation**

Contact: Lynn Briggs, Chairwoman

Description: Discussion of the Landmarks Preservation Commission and preserving the architectural legacy and history of the Town.

17. **McDonalds**

SBL: 36.05-1-10

Discussion – Preliminary Site Plan

Location: 3481 Crompond Road

Contact: Keith Brown, Esq.

Description: Proposed to construct a two lane drive-thru on 1.05 acres in the C-4 zone.

Last Revised – June 19, 2019