

## TOWN OF YORKTOWN PLANNING BOARD

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

**February 10, 2020  
7:00 PM**

1. Correspondence/Liaison Reports
2. Meeting Minutes – January 27, 2020

#### WORK SESSION

3. Broad Pines/Prebeck Approved Subdivision

**SBL: 27.14-1-7 & 8**

**Discussion – Building Permit Conditions**

*Location:* 309-311 Granite Springs Road

*Contact:* American Design Consultants

*Description:* Proposed buildout of lots 5 and 6 of the Broad Pines/Prebeck Subdivision approved by Planning Board resolution #90-10, dated April 2, 1990.

4. CVS-Crompond Road

**SBL: 26.18-1-25, 23, & 26**

**Discussion – Resolution Conditions**

*Location:* 3320 Crompond Road

*Contact:* Cuddy and Feder, LLP

*Description:* Proposed construction of a 13,100 sf (with 1,700 sf mezzanine) CVS/pharmacy with a drive-thru.

5. Par 3 Golf Course

**SBL: 16.07-1-38**

**Discussion – Site Plan**

*Location:* 795 Route 6

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

6. Nestle Waters

**SBL: 35.08-1-16**

**Discussion – Site Plan**

*Location:* 3775 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed to renovate the existing building and parking plan for office and warehouse uses in the C-4 zone.

7. Correia Site Plan

**SBL: 6.17-2-65**

**Discussion - Site Plan**

*Location:* 250 East Main Street

*Contact:* Site Design Consultants

*Description:* Proposed storage facility on 8.22 acres in the Country Commercial zone consisting of two 1 ½ story buildings of 6,000 sf each.



**8. Nantucket Sound, LLC**

**SBL: 37.18-2-86**

**Discussion – Preliminary Site Plan**

*Location:* 385 Kear Street

*Contact:* Site Design Consultants

*Description:* Proposed three story, 8,101 sf building with a mix of residential and retail uses on 0.36 acres in the C-2R zone.

**9. Lowe's Plaza Building Pad 'A'**

**SBL: 26.18-1-17**

**Discussion – Site Plan**

*Location:* 3200 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed 12,500 sf office/retail building on building pad 'A' of the approved Lowe's Home Center Site Plan.

**10. Town Board Referral**

**Proposed Local Laws pertaining to Battery Energy Storage Systems**

*Description:* Proposed to amend the zoning code, Chapter 300 of the Town Code, by adding a two new sections titled "Battery Energy Storage Systems" and "Temporary Land Use Moratorium Prohibiting Large Scale Battery Energy Storage System Installations within the Town of Yorktown."

**Last Revised – February 6, 2020**

**ADA-compliant assistive listening devices will be available for the Planning Board Work Session.  
Please request the assistive listening devices from Planning Department Staff.**