

## TOWN OF YORKTOWN PLANNING BOARD

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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

October 26, 2020

7:00 PM

To participate in this meeting, please register in advance:

[https://us02web.zoom.us/meeting/register/tZMucemvqTgiGdT2b4Q8Er8BOcC\\_9ietspea](https://us02web.zoom.us/meeting/register/tZMucemvqTgiGdT2b4Q8Er8BOcC_9ietspea)

1. Correspondence/Liaison Reports
2. Meeting Minutes – October 5, 2020

### REGULAR SESSION

3. **Fiore Minor Subdivision**  
**Request for 90 Day Time Extension**  
*Location:* 26.15-1-69; 2797 Carr Court  
*Contact:* Site Design Consultants  
*Description:* A request for a 1st 90 day time extension for a 2-lot subdivision approved by Resolution #19-10 dated May 20, 2019 and reapproved by Resolution #20-04 dated May 11, 2020.
4. **Mongero Properties, LLC**  
**Request for One-Year Time Extension**  
*Location:* 37.14-1-44; Saw Mill River Road  
*Contact:* Site Design Consultants  
*Description:* Request for a second one-year time extension of a site plan for a 3,848 SF bank on 2.2 acres in the C-1 zone approved by Resolution #09-28 dated November 9, 2009 and last reapproved by Resolution #18-17 dated October 15, 2018.
5. **Roberta Front Street**  
**Request for One-year Time Extension**  
*Location:* 48.07-2-11,13,15,17; Front Street  
*Contact:* Site Design Consultants  
*Description:* An approved site plan for a 2,108 SF one-story building and a 5,370 SF two-story building on 0.80 acres in the transitional zone.
6. **Hilltop Hanover Farm Subdivision Lot #10**  
**Decision Statement Site Plan & Stormwater Permit**  
*Location:* 48.19-1-27; 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 Res #04-09, dated May 10, 2004.
7. **Ricciardella Estates fka Dubovsky Site Plan**  
**Decision Statement Amended Stormwater Permit**  
*Location:* 59.14-1-18; 702 Saw Mill River Road  
*Contact:* Site Design Consultants  
*Description:* Request for re-approval and submission of amended Stormwater Pollution Prevention Plan.

**8. Par 3 Golf Course**

**Adjourned Public Hearing**

*Location:* 16.07-1-38; 795 Route 6

*Contact:* James Martorano Jr.

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

**9. Taco Bell – Mohegan Lake**

**Public Informational Hearing**

*Location:* 15.16-1-21; 3571 Mohegan Avenue

*Contact:* JMC Site Development Consultants

*Description:* Proposed Taco Bell restaurant and drive-thru on 0.83 acres in the C-2 zone, at the corner of East Main Street and Mohegan Avenue.

**10. Yorktown Energy Storage Tier 2 Battery Storage System**

**Public Informational Hearing**

*Location:* 6.17-1-24; 3901 Gomer Court, Jefferson Valley

*Contact:* Melissa Samaroo, PV Engineers, P.C.

*Description:* Proposed Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

**WORK SESSION**

**11. Hansmann Major Subdivision**

**Discussion Subdivision**

*Location:* 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley

*Contact:* Ralph Mastromonaco, PE

*Description:* Proposed 5 lot subdivision on 11.43 acres in the R1-80 zone.

**12. RPG Properties aka Mohegan Court**

**Discussion Approved Site Plan**

*Location:* 15.15-1-22; Lexington Avenue

*Contact:* Brandon Zappi

*Description:* Proposed changes to the stormwater plan for the approved residential site plan for 8 units on 1.102 acres in the R-3 zone by Planning Board Resolution #18-22 dated August 13, 2018.

**13. Hemlock Hill Farm Solar Farm**

**Discussion – Preliminary Site Plan**

*Location:* 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor

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

*Description:* Proposed solar farm on a portion of the 50 acre Hemlock Hill Farm property.

**14. 650 Pines Bridge Road**

**Discussion Subdivision**

*Location:* 70.10-1-29; 650 Pines Bridge Road

*Contact:* Ciarcia Engineering, P.C.

*Description:* Proposed 3-lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.

**15. Lowe's Home Center**

**Discussion Site Plan - Pad A**

*Location:* 26.18.1-17; 3240 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed amended site plan for a 12,500 SF building to accommodate a specialty grocer on the site.

**16. Fox Den Subdivision Lot #27 aka Williams Contracting**

**Discussion Site Plan**

*Location:* 36.09-1-13; 1538 Jacob Road

*Contact:* Site Design Consultants

*Description:* Proposed single family home on a 0.98 acre lot in the R1-40 zone. Public sewer and water is available at this property and a rain garden is proposed for stormwater treatment.

**17. Colangelo Major Subdivision**

**Discussion Final Subdivision**

*Location:* 35.16-1-4; 1805 Jacob Road

*Contact:* Site Design Consultants

*Description:* Approved 6-lot subdivision in the R1-160 zone by Resolution #18-23 dated November 19, 2018.

**Last Revised – October 23, 2020**