

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

PUBLIC MEETING AGENDA - TENTATIVE **YORKTOWN TOWN HALL BOARD ROOM** 363 Underhill Ave, Yorktown Heights, NY 10598

August 10, 2015
7:00 PM

Discussion

- 1. Correspondence**
Liaison Reports
- 2. Meeting Minutes: June 22, 2015**

REGULAR SESSION

- 3. BJ's Wholesale Club, Inc.**
SBL: 36.06-2-75
Decision Statement
Location: 3315 Crompond Road
Contact: Dale Christiansen
Description: Renewal of a Special Use Permit for outdoor display of plants and general merchandise.
- 4. Village Traditions**
SBL: 15.16-1-32
Request for 2nd One-Year Time Extension
Location: 1821 East Main Street
Contact: Albert Capellini
Description: Site Plan approved by Resolution #10-12 on July 12, 2010.
- 5. Arrowhead Subdivision**
SBL: 48.13-1-6
Request for Reapproval
Location: Underhill Avenue
Contact: Albert Capellini
Description: A 5-lot subdivision considered under flexibility standards on 45 acres in the R1-200 zone, which was approved by Planning Board Resolution #07-23 dated October 15, 2007.
- 6. Kitchawan Fire & Rescue Station**
SBL: 70.05-1-13
Request for 1st One-Year Time Extension
Location: Kitchawan Road
Contact: Albert Capellini
Description: An approved site plan for the 3,100 SF Kitchawan Fire Rescue Station by Resolution #11-22 on September 12, 2011.
- 7. Fieldstone Manor**
SBL: 15.11-1-17
Request for 1st 90 Day Time Extension
Location: Lexington Avenue
Contact: Albert Capellini
Description: Proposed 21-lot cluster subdivision on 22.94 acres in the R1-20 zone that received Preliminary Subdivision Approval by Resolution #14-02 on February 10, 2014.

8. Taconic Vet Clinic & Canine Kindergarten

SBL: 36.05-1-18

Public Hearing

Location: 3655 Crompond Road

Contact: MAP Architecture

Description: Proposed site plan & special permit for a Canine Kindergarten dog daycare and 24 hour veterinary clinic.

9. Bonsignore

SBL: 36.05-2-57

Public Informational Hearing

Location: 2483 Hunterbrook Road

Contact: Site Design Consultants

Description: Proposed subdivision of a 3.422 acre lot with an existing 2-story dwelling into 3-lots with 2 1/2 story dwellings.

WORK SESSION

10. Brookside Village

SBL: 37.11-1-20 & 21

Discussion Approved Subdivision

Location: Landmark Court

Contact: Sharon Kamhi

Description: The applicant desires to eliminate a required snow storage area on the cul-de-sac of Landmark Court.

11. North Westchester Restorative Care

SBL: 15.15-1-23

Town Board Referral

Location: 3550 Lexington Avenue

Contact: David A. Barbuti R.A.

Description: Request to amend existing special use permit pursuant to Section 300-42 of the Town Code.

12. Costco Wholesale

SBL: 26.18-1-17, 18, 19 and 26.19-1-1

Discussion Site Plan

Location: 3200 Crompond Road

Contact: TRC Engineers

Description: Application to construct a 151,092 sf Costco Wholesale Club store and member only gasoline filling station.

13. Hanover Corner

SBL: 37.18-2-77 & 78

Discussion Site Plan

Location: 1803 Commerce Street

Contact: Site Design Consultants

Description: The property owner is proposing on-site parking to accommodate the existing two-story building.

14. Ianuzzi Subdivision

SBL: 47.15-1-14, 15, 16

Discussion Subdivision

Location: 1189 Baptist Church Road

Contact: Site Design Consultants

Description: Proposed re-subdivision of the existing 3 lots into 4 lots under the Town's Flexibility Standards.

15. Envirogreen Associates

SBL: 15.16-1-30 & 31

Discussion Site Plan

Location: 1851,1867,1875 East Main Street

Contact: Site Design Consultants

Description: Proposed redevelopment of Lot 31 and a portion of Lot 30 by removing one of the existing buildings and parking area, and constructing two new 10,000 sf and 6,000 sf retail buildings with associated parking and through road connecting to adjoining properties.

Last Revised: August 6, 2015