

## 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

November 09, 2015  
7:00 PM

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – October 19th**
3. **2016 Planning Board Meeting Schedule**

#### Regular Session

4. **Mongero Properties, LLC**  
**SBL: 37.14-1-44**  
**Site Plan Reapproval**  
*Location:* Saw Mill River Road  
*Contact:* Al Capellini  
*Description:* Applicant in seeking re approval of a site plan due to a second 1-year time extension expiration on October 29th, 2015.
5. **Fieldstone Manor**  
**SBL: 15.11-1-17**  
**Second 90-day Time Extension**  
*Location:* Lexington Avenue  
*Contact:* Al Capellini  
*Description:* Applicant is seeking a second 90-day time extension for a 21-lot cluster subdivision on 22.94 acres in the R1-20 zone that received Preliminary Subdivision Approval by Res 14-02 on February 10, 2014.
6. **Bonsignore**  
**SBL: 36.5-2-57**  
**Public Hearing**  
*Location:* 2483 Hunterbrook Road  
*Contact:* Site Design Consultants  
*Description:* Public Hearing on an application looking to subdivide existing 3.422 acre lot with an existing 2-story dwelling into 3-lots with 2 1/2 story dwellings.
7. **Hanover Corner Inc.**  
**SBL: 37.18-2-78**  
**Public Hearing**  
*Location:* 1803 Commerce Street  
*Contact:* Site Design Consultants  
*Description:* Public Hearing for a site plan application in which the property owner is proposing on-site parking to accommodate the existing two-story building.
8. **Ryder Subdivision**  
**SBL: 48.6-1-12**  
**Public Informational Hearing**  
*Location:* 532 Underhill Avenue  
*Contact:* Ciarcia Engineers  
*Description:* A Public Informational Hearing on an application proposing to subdivide a parcel with an existing residence into 2 building lots.
9. **Stonegate Town Houses**  
**SBL: 16.10-2-64**  
**Discussion: Resolution**  
*Location:* 1121 Stonegate Road  
*Contact:* Robert Marshal  
*Description:* Review of the rear setback requirements.

- 10. Costco Wholesale Warehouse**  
**SBL: 26.18-1-17, 18, 19 & 26.19-1-1**  
**Discussion: Resolution**  
*Location:* 3200 Crompond Road  
*Contact:* TRC Engineers  
*Description:* Application to construct a 151,092 square feet Costco Wholesale Club store and member only gasoline filling station.

**Work Session**

- 11. PEG Realty Corporation**  
**SBL: 16.08-1-2 & 5.19-7-2**  
**Discussion: Approved Site Plan**  
*Location:* 3699 Hill Boulevard  
*Contact:* Architectural Visions  
*Description:* Approved site plan granted by resolution number 14-11, dated August 11, 2014.
- 12. Marathon Development Group**  
**SBL: 37.18-2-51**  
**Discussion: Site Plan**  
*Location:* 322 Kear Street  
*Contact:* Site Design Consultants  
*Description:* A three story commercial/residential building with associated parking and walks.
- 13. Crown Delta**  
**SBL: 48.07-2-2 & 48.11-1-49**  
**Discussion: Proposed Lot Line Adjustment**  
*Location:* 1550 Front Street  
*Contact:* Anthony Konopka  
*Description:* Approved site plan granted by resolution number 05-16, dated July 18, 2005.
- 14. Brookside Village Subdivision**  
**SBL: 37.11-1-20&21**  
**Discussion: Approved Subdivision**  
*Location:* Landmark Court  
*Contact:* Sharon Kamhi  
*Description:* Request for approval of a Stormwater Permit and a Wetland Permit to build remaining homes within the Brookside Village Subdivision.
- 15. Crompond Terraces**  
**SBL: 26.18-1-9, 10, 11, 12, 13, 14, 15, 16**  
**Discussion: Site Plan**  
*Location:* 3258 Old Crompond Road  
*Contact:* Ciarcia Engineers  
*Description:* The Applicant has petitioned the Town to rezone 6 parcels to multi-family residential (R-3) and commercial (C-2R) from single family residential (R1-20). The Town of Yorktown wishes to consider 2 additional adjacent parcels in the rezoning action that the Applicant does not control, for a total of 8 parcels, encompassing a total area of 23.61 acres. The Applicant is requesting rezoning for the purpose of developing up to 80 residential townhouse units, 16 affordable rental apartments, a 12,000 square foot multi-purpose recreational facility, up to 45,000 square feet of office space and up to 32,000 square feet of small scale retail space.
- 16. Bridle Ridge – (Cancelled)**  
**Discussion: Subdivision**  
*Contact:* Planning Department  
*Description:* Accessory uses in the side and rear yards.