

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

July 11, 2016
7:00 PM

- 1. Correspondence/Liaison Reports**
- 2. Previous Meeting Minutes – June 27, 2016**

Regular Session

- 3. Hanover Corner Inc.**
SBL: 37.18-2-78
Decision Statement - SWPPP
Location: 1803 Commerce Street
Contact: Site Design Consultants
Description: The property owner is proposing on-site parking to accommodate the existing two-story building.
- 4. Village Traditions**
SBL: 15.16-1-32
Reapproval – Site Plan
Location: 1821 East Main Street
Contact: Tim Mallon
Description: Applicant is seeking site plan reapproval.
- 5. Chase (JPMorgan) Bank**
SBL: 37.14-2-66
Public Hearing
Location: 1975 Commerce Street
Contact: Gibbons, P.C.
Description: Proposed 4,320 sf bank with one drive-thru lane and one bypass lane, with on site parking and related site improvements.

Work Session

- 6. Bonsignore**
SBL: 36.05-2-57
Discussion – Wetland Permit and SWPPP
Location: 2483 Hunterbrook Road
Contact: Site Design Consultants
Description: Proposed subdivision of 3.422 acre lot with an existing 2-story dwelling into 3-lots.
- 7. Staples Plaza Redevelopment**
SBL: 36.06-2-76
Discussion – Site Plan and SWPPP
Location: 3333 Crompond Road
Contact: Robert Aiello, P.E.
Description: Applicant is proposing a gas pump facility in connection with BJs Wholesale Club.

8. Spark Steakhouse

SBL: 26.18-1-7.29

Discussion – Amended Site Plan and Outdoor Seating Special Use Permit

Location: 3360 Old Crompond Road

Contact: MAP Architecture

Description: Proposed 274 square foot addition, relocation of the trash enclosure, and outdoor dining for 40 seats.

9. Fieldstone Manor

SBL: 15.11-1.17

Discussion – Subdivision

Location: Strawberry Road

Contact: Albert A. Capellini, Esq.

Description: 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.

10. Faith Bible Church

SBL: 15.16-2-50,53,54 & 15.16-2-9,10

Discussion – Site Plan

Location: 3448 Sagamore Avenue

Contact: Albert A. Capellini, Esq.

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.

11. Town Tree Ordinance

Town Board Referral

Description: A local law to repeal Chapter 270 in its entirety of the Code of the Town of Yorktown entitled “Trees,” and replaced with a new Chapter 270 of the Code of the Town of Yorktown entitled “Tree Ordinance.”

Last Revised – July 8, 2016