

## TOWN OF YORKTOWN PLANNING BOARD

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Yorktown Community and 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 - TENTATIVE** **YORKTOWN TOWN HALL BOARD ROOM** 363 Underhill Ave, Yorktown Heights, NY 10598

**August 8, 2016**  
**7:00 PM**

- 1. Correspondence/Liaison Reports**
- 2. Previous Meeting Minutes – July 11, 2016**

#### Regular Session

- 3. Kitchawan Fire & Rescue Station**  
**SBL: 70.05-1-13**  
**Second 1-year Time Extension**  
*Location:* Kitchawan Road  
*Contact:* Albert A. Capellini, Esq.  
*Description:* An approved 3,100 square foot Kitchawan Fire Rescue Station with two apparatus bays, day room, storage and wash room facilities.
- 4. Hilltop Associates**  
**SBL: 37.06-1-25**  
**Second 90-Day Time Extension**  
*Location:* 450 Hilltop Road  
*Contact:* Albert A. Capellini, Esq.  
*Description:* A 3 lot subdivision approved by Planning Board Resolution #08-02 on January 14, 2008.
- 5. Faith Bible Church**  
**SBL: 15.16-2-50,53,54 & 15.16-2-9,10**  
**Decision Statement – Wetland Permit for Demolition Only**  
*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.
- 6. JP Morgan Chase, N.A.**  
**SBL: 37.14-2-66**  
**Decision Statement**  
*Location:* 1975 Commerce Street  
*Contact:* Gibbons, P.C.  
*Description:* Proposed demolition of an existing restaurant and construction of an approximately 4,600 square foot bank with a drive-up ATM, parking, and related site improvements.

**7. Fieldstone Manor**

**SBL: 15.11-1-17**

**Public Hearing**

*Location:* 3680 Lexington Avenue

*Contact:* Site Design Consultants

*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.

**8. Spark Steakhouse**

**SBL: 26.18-1-7.29**

**Public Hearing**

*Location:* 3360 Old Crompond Road

*Contact:* MAP Architecture

*Description:* Proposed outdoor dining area to accommodate 40 seats in an approximately 600 square foot area and an approximately 270 square foot addition to the building.

**Work Session**

**9. Brophy, Stephen**

**SBL: 35.08-1-17**

**Discussion Site Plan**

*Location:* 3787 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed conversion of existing building into a restaurant with a patio for outdoor seating and associated parking.

**10. Orchard View Realty Subdivision**

**SBL: 36.06-2-78**

**Discussion Subdivision**

*Location:* 2425 Sherry Drive

*Contact:* Zappico, LLC.

*Description:* Proposed 9-lot subdivision on a 9.2438 acre parcel in a R1-20 zone.

**11. Triglia & Rezi Subdivision**

**SBL: 16.17-1-51**

**Discussion Subdivision**

*Location:* 1415 Christine Road

*Contact:* Keane Coppelman Gregory Engineers, P.C.

*Description:* Proposed to subdivide 1.145 acre parcel to create one additional lot to construct a single family dwelling.

**12. Crompond Springs fka Crompond Terraces**

**SBL: 26.18-1-9,10,11,12,13,14,15,16**

**Discussion Site Plan**

*Location:* 3258 Old Crompond Road

*Contact:* Ciarcia Engineering

*Description:* Proposed multi-family residential development of 110 units on 15.9 acres in an R-3 Zone and 6.7 acres of commercial area in a C-2R Zone.

**13. Village Traditions**

**SBL: 15.16-1-32**

**Discussion Site Plan**

*Location:* 1821 East Main Street

*Contact:* Tim Mallon

*Description:* Proposed amendment to the site plan approved by resolution #10-12, dated July 12, 2010.

**14. Saccente (Alfus Subdivision)**

**SBL: 26.05-1-38**

**ZBA Refferal**

*Location:* 3197 Rocky Place

*Description:* This is an application for a variance in an R1-10 Zoning District to allow an addition that will have a rear yard setback of 39.2' where 45' are required as stated in the decision of the Zoning Board of Appeals on May 24, 2001 and to allow a wall & fence in the side & rear yards with a maximum height of 10'9" where the maximum height permitted is 4'5" in the side & 6.5' in the rear, as per 300-13 of the Town Zoning Code.

**Last Revised – August 4, 2016**