

## 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

October 16, 2017  
7:00 PM

1. Correspondence/Liaison Reports
2. Meeting Minutes – September 25, 2017

#### REGULAR SESSION

3. **Hearthstone Minor Subdivision – PUBLIC HEARING POSTPONED BY APPLICANT**  
**SBL: 17.18-1-8**  
**Public Hearing**  
*Location:* 3138 Hearthstone Street  
*Contact:* John Annicelli, Esq.  
*Description:* Proposed to subdivide a one acre parcel into two building lots both to be serviced by public water and sewer lines.
4. **Orchard View Realty Subdivision**  
**SBL: 36.06-2-78**  
**Second 90-Day Time Extension**  
*Location:* 2425 Sherry Drive  
*Contact:* Zappico, LLC  
*Description:* Proposed to subdivide a 9.2438 acres parcel in a R1-20 zone into 9 lots.
5. **Mongero Properties, LLC**  
**SBL: 37.14-1-44**  
**Second 1-Year Time Extension**  
*Location:* Saw Mill River Road  
*Contact:* Albert A. Capellini, Esq.  
*Description:* Request for a second 1-year Time Extension for 3,848 sf bank on 2.2 acres in the C-1 zone approved by Resolution #09-28 on November 9, 2009.
6. **Autoparts International**  
**SBL: 36.06-2-76**  
**Reapproval Special Use Permit**  
*Location:* 3333 Crompond Road  
*Contact:* Urstadt Biddle Properties, Inc.  
*Description:* Request for reapproval of a Special Use Permit for warehousing in the C-1 zone granted by Resolution #12-16 on October 15, 2012.
7. **Unicorn Contracting**  
**SBL: 37.18-2-73, 74, 85, & 86**  
**Public Hearing**  
*Location:* 355 Kear Street  
*Contact:* Ciarcia Engineering, P.C.  
*Description:* Proposed demolition of the existing restaurant and barn to construct a three story, 40,000 sf building with a mix of retail and office uses. All other existing buildings are proposed to remain.

**8. Colangelo Subdivision**

**SBL: 35.16-1-4**

**Public Hearing**

*Location:* 1805 Jacob Road

*Contact:* Site Design Consultants

*Description:* Proposed to subdivide the subject property into 5-lots utilizing the "Flexibility" provision in the Town Code. The remainder of the 47 acre parcel is to provide for a single-family residence, open space and lands to be used for agricultural use.

**WORK SESSION**

**9. Sandvoss Subdivision**

**SBL: 59.07-1-7**

**Discussion Subdivision**

*Location:* 1005 Hanover Street

*Contact:* Site Design Consultants

*Description:* Proposed 3-lot subdivision of approximately 14 acres in the R1-80 zone.

**10. 2040 Greenwood Street**

**SBL: 37.15-1-38**

**Discussion Site Plan**

*Location:* 2040 Greenwood Street

*Contact:* Site Design Consultants

*Description:* Proposed 1 1/2 story commercial building and associated parking on 5.71 acres in the C-4 and R1-40 zones.

**11. Envirogreen Associates**

**SBL: 15.16-1-30 & 31**

**Discussion Site Plan**

*Location:* 1833, 1851, 1867, and 1875 East Main Street

*Contact:* Site Design Consultants

*Description:* Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a new 6,000 sf and 10,000 sf retail centers with associated parking.

**Last Revised – October 13, 2017**

**ADA-compliant assistive listening devices will be available for the Planning Board Work Session. Please request the assistive listening devices from Planning Department Staff.**