

TOWN OF YORKTOWN PLANNING BOARD

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

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

October 15, 2018
7:00 PM

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – October 1, 2018**

REGULAR SESSION

3. **Mongero Properties, LLC**
SBL: 37.14-1-44
Site Plan Reapproval
Location: Saw Mill River Road
Contact: Site Design Consultants
Description: Approved 3,848 SF bank on 2.2 acres in the C-1 zone by Planning Board Resolution #09-28.
4. **Popeyes Restaurant**
SBL: 36.06-2-76
Decision Statement
Location: 3333 Crompond Road
Contact: JMC Site Development Consultants
Description: Amended site plan for a 2,350 sf restaurant with a drive through at the Staple Plaza in the C-3 zone.

WORK SESSION

5. **Biffer Enterprises**
SBL: 16.08-1-1
Discussion Amended Site Plan
Location: 3642 Hill Boulevard
Contact: Nixon Engineering and Helen Biffer
Description: Amended site plan to allow storage sheds and to relocate the refuse enclosure.
6. **345 Kear Street**
SBL: 37.18-2-84
Discussion Special Use Permit
Location: 345 Kear Street
Contact: Esat Gashi
Description: Proposed outdoor seating for a new restaurant at the former Kirby's Grill & Bar.
7. **Colangelo Major Subdivision**
SBL: 35.16-1-4
Discussion Subdivision and Easement Agreement
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.

8. **Unicorn Contracting Corporation**
SBL: 37.18-2-85
Discussion Amended Site Plan
Location: 355 Kear Street
Contact: Ciarcia Engineering, P.C.
Description: Approved site plan to demolish the existing restaurant and construct a three (3) story, 40,000 sf building with a mix of retail and office uses.

9. **Perez Subdivision**
SBL: 17.18-2-2
Discussion Pre-Preliminary Application
Location: 3232 Gomer Street
Contact: Ciarcia Engineering, P.C.
Description: Proposed 12 lot subdivision on 12.3 acres in the R1-20 zone.

10. **Northern Westchester Restorative Care**
SBL: 15.15-1-23
Discussion Amended Site Plan
Location: 3550 Lexington Avenue
Contact: David A. Barbuti Architects
Description: Amended site plan that is required by Town Board Resolution dated March 2, 2016, for proposed additional parking.

11. **Town Board Referral – Old Hill Farm Property Request for Rezone**
SBL: 17.08-1-4 & 17
Location: 571 East Main Street, Jefferson Valley
Contact: Zarin & Steinmetz
Description: Petition to rezone the 19.3 acre property from the R1-20 to the R-3 zoning district to construct 150 two-story rental units, as shown on a proposed conceptual site plan.

12. **Town Board Referral – Solar Power Generations and Facilities**
Description: Proposed Town legislation to allow the use of harnessing solar power for both residential and commercial properties. It is proposed that projects under this legislation would go through a Special Use Permit and/or the Site Plan application process.

13. **Town Board Referral – Tree Ordinance**
Description: Proposed Town legislation to amend the current Town Tree Ordinance, Town Code Chapter 270.

Last Revised – October 11, 2018

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Please request the assistive listening devices from Planning Department Staff.**