

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

November 19, 2018
7:00 PM

1. Correspondence/Liaison Reports
2. Meeting Minutes – November 5, 2018

REGULAR SESSION

3. **Stahmer Minor Subdivision**
SBL: 59.10-1-10, 12, & 14
Request for Second 90 Day Time Extension
Location: 600 Birdsall Drive
Contact: Insite Engineering
Description: A 3-lot subdivision approved by Planning Board Resolution #18-01 on February 26, 2018.
4. **Hilltop Associates**
SBL: 37.6-1-25
Request for Reapproval
Location: 450 Hilltop Road
Contact: Mr. Michael Blank
Description: A 3 lot subdivision approved by Planning Board Resolution #08-02 on January 14, 2008.
5. **Adrian Auto Body**
SBL: 26.18-1-24
Decision Statement – Amended Site Plan
Location: 3330 Old Crompond Road
Contact: Ciarcia Engineering, P.C.
Description: Proposed 900 sf building addition to the existing body shop. The prior approval did not receive a building permit.
6. **Northern Westchester Restorative Care**
SBL: 15.15-1-23
Decision Statement – Amended Site Plan
Location: 3550 Lexington Avenue
Contact: David A. Barbuti Architect, P.C.
Description: Proposed to reconfigure the on-site parking lot and trash enclosure.
7. **Colangelo Major Subdivision**
SBL: 35.16-1-4
Decision Statement – Preliminary Subdivision
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

8. **Spirelli Subdivision**
SBL: 16.10-4-10
Discussion Minor Subdivision
Location: 3435 Buckhorn Street
Contact: Site Design Consultants
Description: Proposed 2-lot subdivision on 1.64 acres in the R1-20 zone.

9. **Breslin Realty Subdivision (Lowes Subdivision)**
SBL: 26.18-1-17, 18, 19, 26.19-1-1, and a portion of 26.18-1-28
Discussion Subdivision
Location: 3200 Crompond Road
Contact: Provident Design Engineering
Description: Proposed 5-lot subdivision for the Lowe's Home Center Plaza site.

10. **Crystal Court Subdivision**
SBL: 27.11-2-43
Discussion Minor Subdivision
Location: Crystal Court
Contact: John Karrell, P.E.
Description: Proposed 3-lot subdivision on 5.07 acres in the R1-20 zone.

11. **Tesla Charging Station (Staples Plaza)**
SBL: 36.06-2-76
Discussion Amended Site Plan
Location: 3333 Crompond Road
Contact: GPD Engineering and Architecture Professional Corporation
Description: Proposed car charging stations next to the Dunkin Donuts Building in the Staples Plaza.

12. **Town Board Referral – Hill Farm Property Request for Rezone**
SBL: 16.08-1-4 & 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.

13. **Town Board Referral – Quinlan Telecommunications Tower**
SBL: 27.05-1-16
Location: 3101 Quinlan Street
Contact: Saratoga Associates Landscape Architects, Architects, Engineers, and Planners, P.C.
Description: Proposed lease for a wireless telecommunications facility. The facility is designed to replace two existing guyed towers at the property and support the collocation of the Town emergency services facilities and wireless carriers.

14. **Town Board Referral – The Roma Building**
SBL: 37.14-2-33
Location: 2040 Crompond Road
Contact: Site Design Consultants
Description: Petition to rezone the 1.34 acre property from the C-3 Zone to the Transition Zone to construct a mixed use building to include 9,300 sf of first floor commercial space and 42 residential units.

Last Revised – November 19, 2018

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