

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
ALBERT A. CAPELLINI COMMUNITY & CULTURAL CENTER
1974 Commerce Street, Room 104, Yorktown Heights, NY 10598

November 05, 2018
7:00 PM

1. **Correspondence/Liaison Reports**
2. **Minutes - October 15, 2018**

WORK SESSION

3. **Adrian Auto body Addition**

SBL: 26.18-1-24

Discussion 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.

4. **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.

5. **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.

6. **CVS-Crompond Road**

SBL: 26.18-1-25

Discussion Pre Preliminary Application

Location: 3320 Crompond Road

Contact: Cuddy and Feder, LLP

Description: Proposed construction of a 13,100 sf (with 1,700 sf mezzanine) CVS/pharmacy with a drive-thru.

7. Colangelo Major Subdivision

SBL: 35.16-1-4

Discussion 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.

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. Tesla Charging Station (Staples Plaza)

SBL: 36.06-2-76

Discussion Amended Site Plan

Location: 3333 Crompond Road

Contact: GPD Rngineering and Architecture Professional Corporation

Description: Proposed car charging station next to the Dunkin Donuts Building in the Staples Plaza.

10. Town Board Referral – Celestial/Route 6 Office Development

SBL: 15.16-1-21

Location: 3571 Mohegan Avenue

Contact: Zarin and Steinmetz

Description: Petition to rezone the 1.13 acre property from the O Zone to the C-3 Zone.

11. Town Board Referral – Summit Hill Property *Withdrawn by Applicant*

SBL: 17.08-1-4 & 17

Location: 571 East Main Street

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 rental units in 11 two-story buildings, as shown on a proposed conceptual site plan.

12. 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.

13. Town Board Referral – The Weyant

SBL: 37.14-2-32

Location: 2040 Crompond Road

Contact: Site Design Consultants

Description: Petition to rezone the 2.62 acre property from the R1-10 Zone to the Transition Zone to construct 23 rental apartments in 4 one and two-story buildings.

14. Town Board Referral – The Roma Building *Withdrawn by Applicant*

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.

15. 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.

16. Town Board Referral – Tree Ordinance

Description: Proposed Town legislation to amend the current Town Tree Ordinance, Town Code Chapter 270.

Last Revised – November 1, 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.