

TOWN OF YORKTOWN PLANNING BOARD

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

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

**October 07, 2019
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – September 23, 2019**

SPECIAL SESSION

3. **CVS-Crompond Road**
SBL: 26.18-1-25
Adjourned Public Informational Hearing
Location: 3320 Crompond Road
Contact: Cuddy and Feder, LLP
Description: Proposed construction of a 14,700 sf CVS/pharmacy with a drive-thru on 1.96 acres in the C-3 zone.

WORK SESSION

4. **Lowe's Plaza Building Pad 'B'**
SBL: 26.18-1-18
Discussion – Site Plan
Location: 3200 Crompond Road
Contact: Site Design Consultants
Description: Proposed restaurant/professional office building with a drive-thru lane on building pad 'B' of the approved Lowe's Home Center Site Plan.
5. **Roberta Front Street**
SBL: 48.07-2-11, 13, 15, & 17
Discussion - Site Plan
Location: Front Street
Contact: Site Design Consultants
Description: Rezone and site plan approved by Town Board by Resolution #485, dated December 19, 2017, with conditions for approvals by the Planning Board. This property was rezoned from R1-20 to the Transitional Zone to construct two mixed use buildings consisting of commercial space and residential units on 0.8 acres.
6. **Nantucket Sound, LLC**
SBL: 37.18-2-86
Discussion – Preliminary Site Plan
Location: 385 Kear Street
Contact: Site Design Consultants
Description: Proposed to construct a three story, 10,500 square foot building with a mix of residential and retail uses on 0.36 acres in the C-2R zone.

7. McDonalds

SBL: 36.05-1-10

Discussion – Amended Site Plan

Location: 3481 Crompond Road

Contact: Keith Brown, Esq.

Description: Proposed to construct a two lane drive-through and associated parking lot improvements on 1.05 acres in the C-4 zone.

8. Battery Storage Facility for Rooftop Solar System (Staples Plaza)

SBL: 36.06-2-76

Discussion – Site Plan

Location: 3333 Crompond Road

Contact: Maziar Dalaeli, IPP Solar, LLC

Description: The Applicant is proposing a battery storage facility to support the rooftop solar energy system installation. The facility would take up three parking spaces along the west side of the Staples Plaza.

9. 1961 Commerce Street

SBL: 37.14-2-63

Discussion – Preliminary Site Plan

Location: 1961 Commerce Street

Contact: Axis Architectural Group

Description: Proposed façade improvements to the existing building on the site. There are no proposed changes to the building footprint.

10. CVS-Commerce Street

SBL: 37.14-2-52

Discussion – Amended Lighting Plan

Location: 1990 Commerce Street

Contact: Beatrice DeMilo

Description: Proposed amended lighting plan for the subject location known as the CVS Plaza.

11. ZBA Referral – 3717 Crompond Road

Request for an interpretation of the Town Code as to whether an active main use is required to allow for the use of an approved parking lot to be used for parking of vehicles and/or in the alternative for a variance to allow for the accessory use of the site for purposes of parking vehicles without an active main use.

Last Revised – October 3, 2019

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