

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

**November 04, 2019
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – October 21, 2019**

SPECIAL SESSION

3. **Popeyes Restaurant**
SBL: 36.06-2-76
First 1-Year Time Extension
Location: 3333 Crompond Road
Contact: JMC Site Development Consultants
Description: Approved site plan for a restaurant with a drive through at the Staples Plaza in the C-3 zone by Planning Board Resolution #18-18, dated October 15, 2018.
4. **Hilltop Hanover Subdivision Lot #9**
SBL: 48.19-1-26
Finish Floor Elevation Amendments
Location: 1178 White Horse Lane
Contact: Michael Lewis Architects
Description: Amendments to Finished Floor Elevations of lot #9 of the Hilltop Hanover Major Subdivision Plat, approved by Planning Board Resolution #03-03, dated February 10, 2003.

WORK SESSION

5. **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.
6. **Crystal Court Subdivision**
SBL: 27.11-2-43
Discussion – Minor Subdivision
Location: Crystal Court
Contact: PANBAR Realty
Description: Proposed 3-lot subdivision on 5.07 acres in the R1-20 zone.

7. Correia Site Plan

SBL: 6.17-2-65

Discussion – Site Plan

Location: 250 East Main Street

Contact: Site Design Consultants

Description: Proposed storage facility on 8.22 acres in the Country Commercial zone consisting of two 1 ½ story buildings with 6,000 sf each.

8. 650 Pines Bridge Road

SBL: 70.10-1-29

Discussion – Minor Subdivision

Location: 650 Pines Bridge Road

Contact: Ciarcia Engineering, P.C.

Description: Proposed 3-lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.

9. Battery Storage Facility at 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 four parking spaces along the west side of the Staples Plaza.

10. Town Board Referral

Proposed Local Laws pertaining to Battery Energy Storage Systems

Description: Proposed to amend the zoning code, Chapter 300 of the Town Code, by adding a two new sections titled “Battery Energy Storage Systems” and “Temporary Land Use Moratorium Prohibiting Large Scale Battery Energy Storage System Installations within the Town of Yorktown.”

11. Town Board Referral

Special Use Permit for a Gas Station at 3700 Barger Street

Description: Proposed MS4 Stormwater Management Permit, Wetland Permit and Special Use Permit for a gas station. The proposed work is for the demolition for the existing Getty Automotive Service and replace it with the construction of a new gas station with a 2,000 sf convenience store and a 2,200 sf canopy and associated appurtenances.

Last Revised – October 31, 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.**