

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 Avenue, Yorktown Heights, NY 10598

**October 21, 2019
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – October 7, 2019**

REGULAR SESSION

3. **Fiore Subdivision**
SBL: 26.15-1-69
First 90-Day Time Extension
Location: 2797 Carr Court
Contact: Site Design Consultants
Description: Approved 2-lot subdivision in the R1-20 zone, by Planning Board Resolution #19-10, dated May 20, 2019.
4. **Mongero Properties, LLC**
SBL: 37.14-1-44
First 1-Year Time Extension
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.
5. **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 Staple Plaza in the C-3 zone by Planning Board Resolution #18-18, dated October 15, 2018.
6. **Spark Steakhouse**
SBL: 26.18-1-7.29
Renewal – Special Use Permit
Location: 3360 Old Crompond Road
Contact: Klevis Tana
Description: Request for renewal of a Special Use Permit for outdoor dining, approved by Planning Board Resolution #16-17, dated August 8, 2016.
7. **Trailside Café**
SBL: 37.18-2-79
Renewal – Special Use Permit
Location: 1807 Commerce Street
Contact: SI Design
Description: Request for a renewal of Special Use Permit for outdoor dining, approved by Planning Board Resolution #16-06, dated April 11, 2016.

8. **CVS-Commerce Street**

SBL: 37.14-2-52

Decision Statement

Location: 1990 Commerce Street

Contact: Beatrice DeMilo

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

9. **Roberta Front Street**

SBL: 48.07-2-11, 13, 15, & 17

Decision Statement

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.

WORK SESSION

10. **Trailside Café**

SBL: 37.18-2-79

Discussion – Site Plan & Special Uses

Location: 1807 Commerce Street

Contact: SI Design

Description: Proposed additions to the outdoor dining in the back of the building and discussion of the outdoor dining in the Town Right of Way.

11. **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.

12. **Atlantic Appliance**

SBL: 37.15-1-31

Discussion – Site Plan

Location: 2010 Maple Hill Street

Contact: Site Design Consultants

Description: Proposed to construct a 2-story retail/office building on 1.57 acres in the C-2 zone.

13. **Taco Bell – 3605 Crompond Road**

SBL: 36.05-1-16

Discussion – Preliminary Site Plan

Location: 3605 Crompond Road

Contact: JMC Site Development Consultants

Description: Proposed Taco Bell restaurant and drive-thru on 1.06 acres in the C-4 zone at the former Snap Fitness location.

14. 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.

15. 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.

Last Revised – October 17, 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.**