

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

November 18, 2019
7:00 PM

1. Correspondence/Liaison Reports
2. Meeting Minutes – October 21, 2019, & November 4, 2019

REGULAR SESSION

3. **Stahmer Minor Subdivision**
SBL: 59.10-1-10, 12, & 16
Second 90 Day Time Extension
Location: 600 Birdsall Drive
Contact: Insite Engineering, P.C.
Description: 3-Lot subdivision on 10 acres in the R1-80 zone approved by Planning Board Resolution #18-01 on February 26, 2018.
4. **Fusco Minor Subdivision**
SBL: 16.14-1-10
First 90 Day Time Extension
Location: 3477 Stony Street
Contact: Ciarcia Engineering, P.C.
Description: 2-lot subdivision on 2.72 acres in the R1-20 zone approved by Planning Board Resolution #19-11 on May 20, 2019.
5. **Colangelo Major Subdivision**
SBL: 35.16-1-4
Reapproval Subdivision
Location: 1805 Jacob Road
Contact: Site Design Consultants
Description: Approved 6 lot subdivision in the R1-160 zone by Planning Board resolution #18-23 dated November 19, 2018.
6. **Furci's Restaurant**
SBL: 37.18-2-75
Decision Statement – Restaurant Expansion
Location: 334 Underhill Avenue
Contact: ResReal Designs
Description: Proposed conversion of the 798 sf second floor to additional restaurant space in the C-2R zone.
7. **Battery Storage Facility at Staples Plaza**
SBL: 36.06-2-76
Decision Statement
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.

8. McDonalds

SBL: 36.05-1-10

Decision Statement

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.

WORK SESSION

9. Swope Trust - Griffin

SBL: 6.17-1-30

Preliminary Site Plan

Location: 323 East Main Street

Contact: Glenn Griffin

Description: Proposed 3,000 sf building for office-retail use on approximately 2 acres in the Country Commercial zone.

10. CVS-Crompond Road

SBL: 26.18-1-25

Discussion – Site Plan

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.

11. 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 14, 2019