

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

**December 16, 2019
7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – November 18, 2019**

REGULAR SESSION

3. **Furci's Restaurant**
SBL: 37.18-2-75
Restaurant Expansion
Location: 334 Underhill Avenue
Contact: ResReal Designs
Description: Proposed conversion of 798 sf second floor former office space into additional restaurant space in the C-2R zone.
4. **Hilltop Hanover Subdivision Lot #9**
SBL: 48.19-1-26
Finish Floor Elevation and Stormwater Permit
Location: 1178 White Horse Lane
Contact: Michael Lewis Architects
Description: Proposed change in finished floor elevation and requested approval of a Stormwater Permit for Lot #9 in the Hilltop Hanover Farm Subdivision approved by Planning Board Resolution #04-09, on May 10, 2004.
5. **387 Granite Springs**
SBL: 27.14-1-74
Discussion - Minor Subdivision
Location: 387 Granite Springs Road
Contact: American Custom Builders
Description: Proposed subdivision to create a building lot for a 0.479 acre parcel transferred by deed in the R1-20 zone.
6. **CVS-Crompond Road**
SBL: 26.18-1-23, 25, & 26
Public Hearing
Location: 3320 Crompond Road
Contact: Cuddy & 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.
7. **Crystal Court Subdivision**
SBL: 27.11-2-43
Public Hearing
Location: Crystal Court
Contact: PANBAR Realty
Description: Proposed 3-lot subdivision on 5.07 acres in the R1-20 zone.

WORK SESSION

8. **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.

9. **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.

10. **Lowe's Plaza Building Pad 'A'**
SBL: 26.18-1-17
Discussion – Site Plan
Location: 3200 Crompond Road
Contact: Site Design Consultants
Description: Proposed 12,500 sf office/retail building on building pad 'A' of the approved Lowe's Home Center Site Plan.

11. **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 of 6,000 sf each.

12. **Atlantic Appliance**
SBL: 37.15-1-31
Discussion – Site Plan
Location: 2010 Maple Hill Street
Contact: Site Design Consultants
Description: Proposed two story, 25,720 sf building with mixed uses of office/retail and warehouse use on 1.57 acres in the C-2 zone.

13. **Nantucket Sound, LLC**
SBL: 37.18-2-86
Discussion – Preliminary Site Plan
Location: 385 Kear Street
Contact: Site Design Consultants
Description: Proposed three story, 8,101 sf building with a mix of residential and retail uses on 0.36 acres in the C-2R zone.

Last Revised – December 13, 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.**