

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

**January 13, 2020
7:00 PM**

1. Correspondence/Liaison Reports
2. Meeting Minutes – December 16, 2019

WORK SESSION

3. **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.
4. **CVS-Crompond Road**
SBL: 26.18-1-23, 25, & 26
Discussion – Site Plan
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 and C-2 zones.
5. **Taco Bell – 3605 Crompond Road**
SBL: 36.05-1-16
Discussion – 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.
6. **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.

**7. Broad Pines/Prebeck Approved Subdivision
27.14-1-7 & 8**

Discussion – Building Permit Conditions

Location: 309-311 Granite Springs Road

Contact: American Design Consultants

Description: Proposed buildout of lots 5 and 6 of the Broad Pines/Prebeck Subdivision approved by Planning Board resolution #90-10, dated April 2, 1990.

8. ZBA Referral – Lowes Pad ‘B’

The Pad ‘B’ of Lowe’s Plaza has a front yard setback requirement of 75 feet where the plan is showing 50 feet. The Applicant is requesting a variance of 20 feet and only for 20 feet due to the NYS DOT R.O.W. taking along Crompond Road at the Lowe’s Plaza.

9. ZBA Referral – 1295 Winslow Drive

Applicant is proposing an accessory structure of solar panel installation and is requesting a variance to allow a setback of 36 feet, where 75 feet is required. This address is a corner lot and is subject to Town Code Section 300-13G “Corner Lots”.

10. Town Board Referral – 2241 Saw Mill River Road

Applicant is proposing a new Single Family House and Stormwater Management System along Gady Place, off of Saw Mill River Road. This address was a part of the Spano Minor Subdivision approved by Planning Board resolution #02-16, dated June 10, 2002. There is a road maintenance agreement on file with the Town for the property owners with frontage on Gady Place.

Last Revised – January 9, 2020

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