

## 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

February 24, 2020  
7:00 PM

1. Correspondence/Liaison Reports
2. Meeting Minutes – February 10, 2020

#### REGULAR SESSION

3. **Hearthstone Minor Subdivision**  
**SBL: 17.18-1-8**  
**Request – First 90 Day Time Extension**  
*Location:* 3138 Hearthstone Street  
*Contact:* William Besharat  
*Description:* Approved 2-lot subdivision on 0.98 acres in the R1-20 zone by Planning Board resolution #18-10, dated July 16, 2018.
4. **2040 Greenwood Street**  
**SBL: 37.15-1-38**  
**Request – First One Year Time Extension**  
*Location:* 2040 Greenwood Street  
*Contact:* Site Design Consultants  
*Description:* Approved site plan by Planning Board resolution #19-05, on March 11, 2019.
5. **CVS-Crompond Road**  
**SBL: 26.18-1-23, 25, & 26**  
**Decision Statement**  
*Location:* 3320 Crompond Road  
*Contact:* The Lauro Group  
*Description:* Proposed construction of a 13,100 sf (with 1,700 sf mezzanine) CVS/pharmacy with a drive-thru.
6. **387 Granite Springs**  
**SBL: 27.14-1-74**  
**Public Informational Hearing**  
*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.
7. **650 Pines Bridge Road**  
**SBL: 70.10-1-29**  
**Public Informational Hearing**  
*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.



**WORK SESSION**

**8. Nestle Waters**

**SBL: 35.08-1-16**

**Discussion – Site Plan**

*Location:* 3775 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed to renovate the existing building and parking plan for office and warehouse uses in the C-4 zone.

**9. 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.

**10. Pure Salon Building Addition**

**SBL: 37.14-2-35**

**Discussion – Site Plan**

*Location:* 2062 Saw Mill River Road

*Contact:* David Tetro Architect P.C.

*Description:* Proposed 400 sf, two-story addition to the existing building and additional parking.

**11. Par 3 Golf Course**

**SBL: 16.07-1-38**

**Discussion – Site Plan**

*Location:* 795 Route 6

*Description:* Proposed Par 3 golf course on Town owned Parkland.

**Last Revised – February 24, 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.**