

## 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 VIDEO CONFERENCE

September 14, 2020

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZEudemurTojEt3KwkryrmbXNjjL5ZUaF1HZ>

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

### REGULAR SESSION

3. **BJ's Wholesale Club, Inc.**  
**SBL: 36.06-2-75**  
**Renewal - Special Use Permit**  
*Location:* 3315 Crompond Road  
*Contact:* Graham Luce  
*Description:* Renewal of a Special Use Permit for outdoor display and sales, approved by Resolution #10-13, dated July 12, 2010.
4. **Broad Pines/Prebeck Approved Subdivision**  
**SBL: 27.14-1-7 & 8**  
**Amendments to Subdivision Resolution**  
*Location:* 309-311 Granite Springs Road  
*Contact:* Enzo Letizia  
*Description:* Decision to amend conditions of the Broad Pines/Prebeck Subdivision approving resolution by the Planning Board, resolution #90-10, dated April 2, 1990.
5. **Sandvoss Minor Subdivision**  
**SBL: 59.07-1-7 & 8**  
**Decision Statement**  
*Location:* 1005 Hanover Street  
*Contact:* Site Design Consultants  
*Description:* Proposed 4-Lot subdivision of two existing tax lots on 16.68 acres in the R1-80 zone.
6. **CVS-Commerce Street**  
**SBL: 37.14-2-52**  
**Public Hearing**  
*Location:* 1990 Commerce Street  
*Contact:* Insite Engineering, P.C.  
*Description:* Proposed to install curbed plant beds and bollards along the front of the current CVS Plaza in the C-3 zone.
7. **Par 3 Golf Course**  
**SBL: 16.07-1-38**  
**Public Hearing**  
*Location:* 795 Route 6  
*Contact:* James Martorano Jr.  
*Description:* Proposed Par 3 golf course on Town owned Parkland.

8. **Nantucket Sound Sons, LLC – *WITHDRAWN BY APPLICANT***  
**SBL: 37.18-2-86**  
**Public Hearing**  
*Location:* 385 Kear Street  
*Contact:* Site Design Consultants  
*Description:* Proposed 3-story, 8,101 sf building with a mix of residential and retail uses on 0.36 acres in the C-2R zone.

**WORK SESSION**

9. **Taco Bell-Mohegan Lake**  
**SBL: 15.16-1-21**  
**Discussion – Site Plan**  
*Location:* 3571 Mohegan Avenue  
*Contact:* JMC Site Development Consultants  
*Description:* Proposed Taco Bell restaurant and drive-thru on 0.83 acres in the C-2 zone, at the corner of East Main Street and Mohegan Avenue.
10. **McDonalds**  
**SBL: 36.05-1-10**  
**Discussion – Amended Site Plan**  
*Location:* 3481 Crompond Road  
*Contact:* Keith Brown, Esq.  
*Description:* Approved amended site plan by Planning Board Resolution #19-32, dated November 18, 2019, new amended plan set to construct a new building addition and associated parking lot improvements at the lot containing on 1.05 acres in the C-4 zone.
11. **Bellamy Subdivision**  
**SBL: 37.10-1-38**  
**Discussion – Minor Subdivision**  
*Location:* 379 Hallocks Mill Road  
*Contact:* Burns Engineering Services, P.C.  
*Description:* Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.
12. **CubeSmart Self Storage**  
**SBL: 16.08-1-14**  
**Preliminary Site Plan**  
*Location:* 621 Bank Street  
*Contact:* Fred Koelsch, Esq.  
*Description:* Proposed revitalization of the “Toys R Us” Building on 3.6 acres in the C-1 zone.
13. **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 Plaza. The lot contains 1.4 acres and is in the C-3 zone.

14. **Hilltop Hanover Subdivision Lot #10**

**SBL: 48.19-1-27**

**Discussion - Finish Floor Elevation and Stormwater Permit**

*Location:* 1220 White Horse Lane

*Contact:* Site Design Consultants

*Description:* Proposed change in finished floor elevation and requested approval of a Stormwater Permit for Lot #10 in the Hilltop Hanover Farm Subdivision approved by Planning Board Resolution #04-09, dated May 10, 2004.

15. **K & P Celebrations**

**SBL: 15.15-1-44**

**Discussion – Approved Parking lot Calculations**

*Location:* 1950 East Main Street

*Contact:* Site Design Consultants

*Description:* The tenant, K & P Celebrations, is proposing to occupy additional square footage of the building on the lot to expand its business of catering and food preparation services.

16. **Town Board Referral – 1538 Jacob Road**

**Proposed Full SWPPP Permit**

*Contact:* Site Design Consultants

*Description:* Proposed single family home on a 0.98 acre lot in the R1-40 zone. Public sewer and water is available at this property and a rain garden is proposed for stormwater treatment.

17. **Town Board Referral - Local Laws pertaining to Battery Energy Storage Systems**

**EAF Evaluation**

*Description:* Proposed to amend the zoning code, Chapter 300 of the Town Code, by adding a two new sections titled “Battery Energy Storage Systems” and “Temporary Land Use Moratorium Prohibiting Large Scale Battery Energy Storage System Installations within the Town of Yorktown.”

18. **Town Board Referral – Solar Power Generations and Facilities**

**EAF Evaluation**

*Description:* Proposed Town legislation to allow the use of harnessing solar power for both residential and commercial properties. It is proposed that projects under this legislation would go through a Special Use Permit and/or the Site Plan application process.

**Last Revised – September 11, 2020**