

## 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

January 11, 2021  
7:00 PM

To participate in this meeting, please register in advance:

[https://us02web.zoom.us/meeting/register/tZcpceqrqD4vGN0-NveWZ5Z5NMPquWS6162y](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZcpceqrqD4vGN0-NveWZ5Z5NMPquWS6162y)

1. Correspondence
2. Meeting Minutes – December 21, 2020

### WORK SESSION

3. **IBM Solar Canopy**  
**Discussion Amended Site Plan & Special Use Permit**  
*Location:* 69.16-1-1; 1101 Kitchawan Road  
*Contact:* Ella Wynn, EnterSolar, LLC  
*Description:* Proposed installation of a 5.5 MW solar parking canopy over existing employee parking lot located in the rear of the building.
4. **Wells Fargo Bank**  
**Discussion Lighting Plans**  
*Location:* 16.09-2-14; 1342 East Main Street, Shrub Oak  
*Location:* 37-14-2-59; 1937 Commerce Street, Yorktown Heights  
*Contact:* Natalie Sell, Bureau Veritas  
*Description:* Proposed lighting upgrades for existing sites.
5. **Hansmann Major Subdivision**  
**Discussion Subdivision**  
*Location:* 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley  
*Contact:* Ralph Mastromonaco, PE  
*Description:* Proposed 5-lot subdivision on 11.43 acres in the R1-80 zone.
6. **650 Pines Bridge Road**  
**Discussion Subdivision**  
*Location:* 70.10-1-29; 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. **Stahmer Subdivision Lot 2**  
**Discussion Amended Site Plan**  
*Location:* 59.10-1-10.1; 535 Jerome Road  
*Contact:* P.W. Scott Engineering & Architecture, P.C.  
*Description:* Proposed amended site plan for Lot 2 of an approved subdivision.

**8. Gardena Hotel**

**Discussion Amended Site Plan**

*Location:* 37.14-2-54; 1952 Commerce Street

*Contact:* Site Design Consultants

*Description:* Proposed demolition of the existing building to construct an 18-room hotel with rooftop bar & grill on 0.3 acres in the C-2R zone.

**9. Zoning Board Referral**

**Medina ZBA #38-20**

*Location:* 17.05-1-3; 445 East Main Street, Jefferson Valley

*Description:* Request to allow a deck with a side yard setback of 4.59 feet where 15 feet is required in the CC zone.

**10. Zoning Board Referral**

**Carvalho ZBA #44/20**

*Location:* 14.08-115-38; 1681 Summit Street

*Description:* Request for a subdivision leaving an existing residence on a 10,000 SF lot where 20,000 SF is required in the R1-20 zone and a vacant lot with frontage on Front Street.

**11. Zoning Board Referral**

**Grace ZBA #45-20**

*Location:* 59.07-1-4; 959/965 Hanover Street

*Description:* Request for a special permit for a caretaker's cottage pursuant to Town Code Section 300-47.

**12. Town Board Referral**

**Chapter 135-13 – Zombie Properties**

Proposed new “Yorktown Zombie Properties Law”.

**13. Town Board Referral**

**Amending Chapter 275 – Vehicles and Traffic**

Adding the following no parking areas:

- Commerce Street, both sides, from its intersection with Route 118 to its intersection with Hanover Street.
- White Hill Road, both sides, from its intersection with Mohansic Avenue to its intersection with Hunterbrook Road.

**Last Revised – January 8, 2021**