

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 25, 2021

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/join/zoom-join?meeting=60202101250700&from=agenda>

1. Correspondence
2. Meeting Minutes – January 11, 2021

WORK SESSION

3. **NY Self Storage – Jefferson Valley
Amendments to Approved Site Plan**
Location: 16.08-1-4; 621 Bank Road, Jefferson Valley
Contact: Dawn McKenzie, Insite Engineering
Description: Approved retrofit and expansion of the former Toy R Us building for a 70,435 SF self-storage facility. Proposed minor amendment to approved plan and Wetland Permit Application.
4. **Stahmer Subdivision Lot 2
Discussion Amended Site Plan & Special Use Permit for Large-Scale Solar System**
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. Proposed residence is to be a Tesla showhouse that includes a 24 kWh solar roof, which exceeds the small-scale solar permit.
5. **Bellamy Subdivision
Discussion Minor Subdivision**
Location: 37.10-1-38; 379 Hallocks Mill Road
Contact: Burns Engineering Services, P.C.
Description: Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.
6. **Town Board Referral
2060 Allan Avenue**
Location: 37.18-2-30; 2060 Allan Avenue
Contact: Panbar Realty
Description: Stormwater and Tree permit application to construct a residence on an existing lot.
7. **Colangelo Major Subdivision
Discussion Final Subdivision**
Location: 35.16-1-4; 1805 Jacob Road
Contact: Site Design Consultants
Description: Approved 6-lot subdivision in the R1-160 zone by Resolution #18-23 dated November 19, 2018.

8. *****This item has been withdrawn from tonight's meeting at the applicant's request.*****

Underhill Farm fka Soundview School

Discussion Proposed Development

Location: 370 Underhill Avenue, Yorktown Heights

Contact: Site Design Consultants

Description: Proposed mixed-use development of commercial and residential uses on 13.8 acres in the R1-40 zone.

9. **Nantucket Sound, LLC**

Discussion Site Plan

Location: 37.18-2-86; 385 Kear Street

Contact: Site Design Consultants

Description: Proposed three story, 8,100 sf building consisting of 2,500 square foot retail use on the first floor and two upper floors of 2,800 square foot and 3 apartments each on 0.36 acres in the C-2R zone.

10. **Augie's Prime Cut**

Discussion Amended Site Plan & Special Permit for Outdoor Seating

Location: 15.19-1-25; 3436 Lexington Avenue

Contact: Site Design Consultants

Description: Proposed amended site plan to legalize existing parking and outdoor seating. Last site plan approved for this site by Resolution #12-03 on February 27, 2012.

11. **Town Board Referral**

1875 Brookdale Street

Location: 37.19-2-23; 1875 Brookdale Street

Contact: Site Design Consultants

Description: Stormwater and Wetland permit application to remedy an approved tree permit and subsequent stop work order.

Last Revised – January 25, 2021