

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

February 8, 2021

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZAteutqjspG9Cfd316qif-QjPCynAafWsp>

1. Correspondence
2. Meeting Minutes – January 25, 2021

REGULAR SESSION

3. **CVS/Pharmacy Crompond
Request for First One-Year Time Extension**
Location: 26.18-1-23, 25, 26; 3320 Crompond Road
Contact: Lucia Chiocchio, Cuddy & Feder
Description: Approved site plan for a 14,698 square foot CVS Pharmacy with drive through and associated parking, stormwater improvements, lighting, and landscaping by Res #20-02 dated 02/24/20.
4. **Fiore Minor Subdivision
Request for 2nd 90 Day Time Extension**
Location: 26.15-1-69; 2797 Carr Court
Contact: Site Design Consultants
Description: A request for a 1st 90 day time extension for a 2-lot subdivision approved by Resolution #19-10 dated May 20, 2019 and reapproved by Resolution #20-04 dated May 11, 2020.
5. **Colangelo Major Subdivision
Decision 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 Res #18-23 dated 11/19/18.
6. **IBM Solar Canopy
Public Hearing**
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.
7. **Hansmann Major Subdivision
Public Informational Hearing**
Location: 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley
Contact: Ralph Mastro Monaco, PE
Description: Proposed 5 lot subdivision on 11.43 acres in the R1-80 zone.

WORK SESSION

**8. 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.

**9. Taco Bell – Mohegan Lake
Discussion Amended Site Plan**

Location: 15.16-1-21; 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. Large-Scale Solar Power Generation System at Shrub Oak Plaza
Discussion Special Permit**

Location: 16.09-2-13, 1426 East Main Street, Shrub Oak

Contact: Ecogy New York

Description: Proposed installation of a 260 kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system at the existing Shrub Oak Plaza. Ground-mounted solar energy system will be three separate accessory canopy structures over existing parking.

**11. 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.

**12. Croton Overlook
Discussion Proposed Rezone**

Location: 70.15-1-2 & 70.11-1-16; Dell Avenue & Saw Mill River Road (Route 100)

Contact: Zarin & Steinmetz

Description: Application for change of zone from R1-160 to RSP-1 as previously granted by the Town Board in 2011. The proposed development is for 31 residential duplex buildings, for a total of 62 units, for active adult housing, with ± 45 acres of deed-restricted open space.

**13. Town Board Referral
Chapter 135-13 – Zombie Properties**

Proposed new “Yorktown Zombie Properties Law”.

Last Revised – February 6, 2021