

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

August 9, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – July 12, 2021

REGULAR SESSION

3. **Gallinelli Minor Subdivision
Request for 2nd 90 Day Time Extension**

Location: 27.13-1-49; 2777 Quinlan Street

Contact: Site Design Consultants

Description: Approved 2-lot subdivision on 1.48 acres in the R1-20 zone, by Planning Board Res #18-16, dated September 17, 2018 and reapproved by Res #20-12 on August 10, 2020.

4. **Staples Plaza Self-Storage Expansion
Public Hearing Special Use Permit**

Location: 36.06-2-76; 3333 Crompond Road

Contact: Studio Architecture, DPC

Description: Proposed alterations to tenant space 2 (A.C. Moore) to expand the self-storage space use into approximately 16,000 SF of this space with rear entrance.

5. **Envirogreen Associates
Public Hearing**

Location: 15.16-1-30 & 31; 1833-1875 East Main Street, Mohegan Lake

Contact: Site Design Consultants

Description: Proposed redevelopment of the property removing 2 existing building and parking area to construct a new 13,278 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.

6. **Grishaj Major Subdivision
Public Informational Hearing**

Location: 16.17-2-77; 3319 Stony Street

Contact: Site Design Consultants

Description: Proposed 10 lot subdivision on 8 acres in the R1-20 zone. Plan proposes to connect to High Point Drive and South Shelley Street.

7. **Northern Westchester Executive Park
Public Informational Hearing**

Location: 26.19-1-2; 2651 Strang Boulevard

Contact: Kellard Sessions Consulting

Description: Proposed expansion of parking lot to provide flexibility for lower level tenant(s).

WORK SESSION

8. 3666 Old Yorktown Road

Discussion Fence

Location: 16.11-1-60; 3666 Old Yorktown Road

Contact: Carmella Pervizzi

Description: Proposed 6 ft fence across the front yard of the property in the residential existing development located in the C-2 zone.

9. McTaggart Residence (Spano Subdivision Lot 1)

Discussion Site Plan

Location: 37.11-1-46.1; 2241 Saw Mill River Road

Contact: Fusion Engineering, P.C.

Description: Proposed changed to the approved subdivision improvement plan as a result of sewer being available.

10. Town Board Referral

Apollonio T-WP-SWPPP Permit

Location: 37.17-1-54; 1780 Baldwin Road

Contact: Ralph Mastromonaco, P.E.

Description: Proposed construction of new single-family dwelling and pool on 1.88 acres in the R1-40 zone.

11. Home & Hearth

Discussion Site Plan

Location: 15.12-1-2; 1750 East Main Street

Contact: Site Design Consultants

Description: Proposed demolition of two existing buildings to construct a new 5,500 SF showroom/warehouse and 4,500 SF storage building on 1.99 acres in the C-4 zone.

12. Shrub Oak International School

Discussion Amended Phasing Plan

Location: 26.05-1-4 & 26.06-1-2; 3151 Stony Street

Contact: Divney Tung Schwalbe LLP

Description: Proposed amendments to the site plan approval for Phase 2 site improvements.

13. Foothill Street Solar

Discussion Site Plan & Special Permit

Location: 15.07-1-5; 3849 Foothill Street

Contact: Con Edison Clean Energy Businesses, Inc.

Description: Proposed installation of a 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

Last Revised – August 6, 2021