

## 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

May 24, 2021

7:00 PM

This meeting will be broadcast Live on the Town's YGTV stations, Optimum channel 20 and FiOS channel 33, and on the Town's website at [yorktownny.org/ygtv/live](http://yorktownny.org/ygtv/live).

To participate in the video conference, please register in advance:

<https://us02web.zoom.us/meeting/register/tZYsce2urT8rHNyBOxRbJHMqF1I6LOWS-2yg>

1. Correspondence
2. Meeting Minutes – May 10, 2021

### REGULAR SESSION

3. **First Presbyterian Church of Yorktown  
Decision Lighting Plan**  
*Location:* 26.20-1-8; 2880 Crompond Road  
*Contact:* Richard Seymour  
*Description:* Proposed lighting upgrades to existing parking lot.
4. **Fiore Minor Subdivision  
Request for Reapproval**  
*Location:* 26.15-1-69; 2797 Carr Court  
*Contact:* Site Design Consultants  
*Description:* Approved 2-lot subdivision on 1.14 acres in the R1-20 zone, by Planning Board Resolution #19-10, dated May 20, 2019 and reapproved by Resolution #20-04 dated May 11, 2020.

### WORK SESSION

5. **Alek-Tris Subdivision  
Zoning Board Referral**  
*Location:* 16.10-3-26; 1075 East Main Street, Shrub Oak  
*Contact:* Architectural Visions, PLLC  
*Description:* Applicant has requested the Zoning Board revisit their 1981 decision prohibiting future subdivision of Lot 26.
6. **Valenzuela Tree Permit  
Discussion**  
*Location:* 58.06-1-14; 1276 Rustic Ridge Court  
*Contact:* David Valenzuela  
*Description:* Request to remove a specimen tree in a Conservation Easement.
7. **Yorktown Energy Storage Tier 2 Battery Storage System  
Discussion Final Plans**  
*Location:* 6.17-1-24; 3901 Gomer Court, Jefferson Valley  
*Contact:* Robert Gaudio, Esq. Snyder & Snyder, LLP  
*Description:* Approved Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

**8. Nadine's Restaurant**

**Discussion Special Use Permit for Outdoor Seating**

*Location:* 59.14-1-23 & 24; 715 Saw Mill River Road

*Contact:* Cronin Engineering

*Description:* Applicant request to make permanent the 70 seat outdoor seating area created in response to the pandemic.

**9. Stahmer Subdivision**

**Discussion SWPPP-Tree Permit**

*Location:* 59.10-1-10; 600 Birdsall Drive

*Contact:* Insite Engineering

*Description:* Revised SWPPP-Tree Permit to only include proposed work for subdivision Lot 1.

**10. Staples Plaza Self-Storage Expansion**

**Discussion 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. Discussion of garage doors installed on the front façade without approval.

**11. Grishaj Major Subdivision**

**Discussion Subdivision**

*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.

**12. Nantucket Sound, LLC**

**Discussion Proposed Tree Mitigation**

*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.

**13. Mongero Site Plan**

**Discussion Approval Conditions**

*Location:* 37.14-1-44; Saw Mill River Road

*Contact:* Michael Grace, Esq.

*Description:* Applicant request to remove the requirement for a traffic light to be installed at the intersection of Saw Mill River Road and Downing Drive from the approving resolution for this site plan.

**14. Town Board Referral**

**1760 Wiley Road**

*Location:* 15.19-1-10; 1760 Wiley Road

*Contact:* Michael Grace, Esq.

*Description:* Request to rezone the vacant parcel from C-2 to R-2 or Transitional to accommodate the construction of a two-family house.

**15. Town Board Referral**

**Jefferson Valley Mall Outdoor Patio**

*Location:* 16.12-1-24; 650 Lee Boulevard

*Contact:* Anthony Cimini

*Description:* Proposed construction of a new 2,446 square foot exterior patio.

**16. Town Board Referral**

**Amendment to Chapter 300-81.4 Solar Energy**

*Description:* Proposed amendment to the Town Code to change the threshold between small-scale and large-scale solar energy systems from 20kW to 25kW to match NYSERDA.

**17. Town Board Referral**

**Proposed Hallocks Mill Sewer District Extension – Phase 1**

*Description:* Proposed establishment of Hallocks Mill Sewer District Extension – Phase I and the improvements proposed to construct a sanitary sewer system

**Last Revised – May 21, 2021**