

## TOWN OF YORKTOWN PLANNING BOARD

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Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

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### PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

October 18, 2021  
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – September 27, 2021**

### REGULAR SESSION

3. **Bird Bus Sales & Service  
Public Hearing**

*Location:* 35.08-1-21 & 22; 3805 Crompond Road

*Contact:* JMC Site Development Consultants

*Description:* Proposed Bird Bus sales & service facility at former car dealership site on 2.71 acres in the C-4 zone.

4. **Granite Knolls Park Solar Project  
Public Informational Hearing**

*Location:* 26.09-1-22; 2975 Stony Street

*Contact:* Bergmann PC

*Description:* Proposed 1.3 MW-AC community solar project including ground mounted solar panels, solar carport system, and a battery storage system at Granite Knolls Park.

5. **Roberta Front Street  
Request for 2nd One-year Time Extension**

*Location:* 48.07-2-11,13,15,17; Front Street

*Contact:* Site Design Consultants

*Description:* An approved site plan for a 2,108 SF one-story building and a 5,370 SF two-story building on 0.80 acres in the transitional zone.

6. **Mongero Properties, LLC  
Request for Reapproval**

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

*Contact:* Site Design Consultants

*Description:* Request for a second one-year time extension of a site plan for a 3,848 SF bank on 2.2 acres in the C-1 zone approved by Resolution #09-28 dated November 9, 2009 and last reapproved by Resolution #18-17 dated October 15, 2018.

7. **Colangelo Major Subdivision  
Request for 2nd 90 Day Time Extension**

*Location:* 35.16-1-4; 1805 Jacob Road

*Contact:* Hocherman Tortorella & Wekstein, LLP

*Description:* Approved 6-lot subdivision in the R1-160 zone by Resolution #21-01 dated February 8, 2021.

**WORK SESSION**

**8. 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.

**9. Grishaj 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. Plan proposes to connect to High Point Drive and South Shelley Street.

**10. 3717 Crompond Road LLC**

**Pre-Preliminary Application**

*Location:* 35.08-1-13; 3717 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed demolition of the existing building and construction of a new 20,370 SF two-story warehouse/office building with associated parking and site improvements.

**11. Town Board Referral**

**Almeida Wetland & Stormwater Permit**

*Location:* 37.19-2-23; 1875 Brookdale Street

*Contact:* Site Design Consultants

*Description:* Proposed wetland mitigation and stormwater management plan for expansion of existing usable yard area.

**12. Town Board Referral**

**Baptist Church Road Bridge Replacement**

*Location:* Baptist Church Road

*Contact:* Jeffrey Busse, NYC DEP

*Description:* Request for a Wetland/Stormwater/Tree Permit to replace the Baptist Church Road Bridge over Hunter Brook adjacent to the New Croton Reservoir.

**Last Revised – October 15, 2021**