

## TOWN OF YORKTOWN PLANNING BOARD

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Yorktown 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 - TENTATIVE** **YORKTOWN TOWN HALL BOARD ROOM** 363 Underhill Ave, Yorktown Heights, NY 10598

**August 11, 2014**  
**7:30 PM**

#### **Discussion**

- 1. Correspondence**  
**Liaison Reports**
- 2. Meeting Minutes** – June 23, 2014 and July 14, 2014

#### **Regular Session**

- 3. Dubovsky, Michael**  
**SBL: 59.14-1-18**  
**Request 1st One-Year Time Extension**  
*Location:* 702 Saw Mill River Road  
*Contact:* Al Capellini  
*Description:* An approved site plan for a commercial & residential building and barn by Res #13-21 on 09/09/13.
- 4. Kitchawan Fire & Rescue Station**  
**SBL: 70.5-1-13**  
**Request for Reapproval**  
*Location:* Kitchawan Road  
*Contact:* Al Capellini  
*Description:* An approved site plan for the 3,100 SF Kitchawan Fire Rescue Station by Res #11-22 on 09/12/11.
- 5. Sierra Bella fka Samsel Minor**  
**SBL: 47.5-1-13**  
**Request for Reapproval**  
*Location:* 1860 Hunterbrook Road  
*Contact:* Al Capellini  
*Description:* A 2 lot subdivision approved by Res #09-24 on 09/14/09.
- 6. Hilltop Associates**  
**SBL: 37.6-1-25**  
**Request 1st & 2nd 90 Day Time Extensions**  
*Location:* Hilltop Road  
*Contact:* Al Capellini  
*Description:* A 3 lot subdivision approved by Res #08-02 on 01/14/08.
- 7. Kiederer**  
**SBL: 27.14-2-4**  
**Request for Reapproval**  
*Location:* 362 Granite Springs Road  
*Contact:* Ciarcia Engineering, P.C.  
*Description:* A 2 lot subdivision approved by Res #05-21 on 09/12/05.

**8. Grotto Holding**

**SBL: 36.5-1-18**

**Public Hearing**

*Location:* 3655 Crompond Road

*Contact:* David A. Barbuti, P.C.

*Description:* It is proposed to convert an existing automobile dealership into retail sales and storage on the first floor and a plumbing contractors office on the second floor.

**9. Teatown Auxiliary Parking Lot**

**SBL: 69.14-1-8.1**

**Public Hearing**

*Location:* 1595 Spring Valley Road

*Contact:* Insite Engineering, Surveying, and Landscape Architecture

*Description:* It is proposed to construct a gravel auxiliary parking lot, to be utilized seasonally, for Teatown Lake Reservation.

**10. Empire Hunan**

**SBL: 37.14-2-66**

**Public Hearing**

*Location:* 1975 Commerce Street

*Contact:* Michael Piccirillo Architecture

*Description:* It is proposed to divide existing restaurant into a restaurant with two retail stores.

**Work Session**

**11. PEG Realty Corporation**

**SBL: 16.8-1-2**

**Discussion Site Plan**

*Location:* 3699 Hill Boulevard

*Contact:* Architectural Visions, PLLC

*Description:* Request to accept a proposed parking lot grade of maximum 5% slope.

**12. Fieldhome Expansion**

**SBL: 35.12-1-3**

**Discussion Soccer Field Agreement**

*Location:* 2300 Catherine Street

*Contact:* Al Capellini

*Description:* Approved continuum of care facility consisting of independent living units and skilled nursing home replacing existing home with a common facility supporting both communities.

**13. Arrowhead Subdivision**

**SBL: 48.13-1-6**

**Discussion Revised Private Driveway Easement**

*Location:* Underhill Avenue

*Contact:* Chris O'Keefe

*Description:* A 5-lot subdivision approved by Planning Board Res #07-23 dated 10/15/07.

**14. Crompond Terraces**

**SBL: 26.18-1-11, 26.18-1-12, 26.18-1-14, 26.18-1-15, 26.18-1-16**

**Town Board Referral**

*Location:* Old Crompond Road

*Contact:* Ciarcia Engineering, P.C.

*Description:* Applicant is requesting a change in zone from R1-20 to C-2 and RSP-1 for construction of 96 residential units and 47,500 sf of office and retail space.

**15. CVS/Pharmacy Crompond Road**

**SBL: 26.18-1-25**

**Pre-Preliminary Application**

*Location:* 3320 Crompond Road

*Contact:* T.M. Crowley & Associates

*Description:* Proposed construction of a 12,900 SF CVS/Pharmacy with drive-thru and a standalone 2,500 SF retail building with drive-thru.

**16. Costco Wholesale**

**SBL: 26.18-1-17, 18, 19 and 26.19-1-1**

**Discussion FEIS**

*Location:* 3200 Crompond Road

*Contact:* TRC Engineers

*Description:* Application to construct a 151,092 SF Costco Wholesale Club retail store and club member available filling station.

**Last revised: August 6, 2014**