

**TOWN OF YORKTOWN
PLANNING BOARD**

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

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

**April 11, 2016
7:00 PM**

- 1. Correspondence/Liaison Reports**
- 2. Previous Meeting Minutes – March 28, 2016**

Regular Session

- 3. Arrowhead Subdivision**
SBL: 48.13-1-6
Decision Statement
Location: 809 Underhill Avenue
Contact: Albert A. Capellini, Esq.
Description: Proposed site plan for Lot 6.2 of the 5-lot subdivision.
- 4. Faith Bible Church**
SBL: 15.16-2-50, 53, 54 & 15.16-2-9, 10
Request for Second 1-year Time Extension
Location: 3500 Mohegan Avenue
Contact: Albert A Capellini, Esq.
Description: Approved site plan of an 8,000 sf, two-story church and parking granted by Resolution 14-08 dated May 5, 2014.
- 5. PEG Realty Corporation**
SBL: 16.08-1-2
Decision Statement
Location: 3699 Hill Boulevard
Contact: Signs Ink
Description: Proposed Master Sign Plan.
- 6. Trail Side Cafe**
SBL: 37.18-2-79
Special Permit – Outdoor Seating
Location: 1807 Commerce Street
Contact: SI Design
Description: Request for a special permit to accommodate outdoor seating for 29 patrons.
- 7. JCPC Holdings, LLC**
SBL: 48.07-2-2
Public Hearing
Location: 1550 Front Street
Contact: Ciarcia Engineers
Description: Applicant proposes to construct a 5,000 sf building for an engine building shop and off-site wetland mitigation on Town owned property.

- 8. Blumberg Subdivision**
SBL: 47.15-1-21
Public Informational Hearing
Location: 1305-1307 Baptist Church Road
Contact: Kellard Sessions Consulting, P.C.
Description: Proposed two lot subdivision to result in a 30.852 acre parcel which includes the main residence and a 12.749 acre parcel which includes farm structures and a residence. No new improvements are proposed.
- 9. Chase (JPMorgan) Bank**
SBL: 37.14-2-66
Public Informational Hearing
Location: 1975 Commerce Street
Contact: Gibbons, P.C.
Description: Proposed 4320 sf bank with one drive-thru lane and one bypass lane, with on site parking and related site improvements.

Work Session

- 10. Kelderhouse-Dornoch**
SBL: 16.17-1-48.1 & 48.2
Discussion Subdivision
Location: Turus Lane
Contact: Dornoch Development, LLC
Description: Proposal for a combination of 2 lots to form 1 lot for construction of a single family residence.
- 11. Triglia-Rezi**
SBL: 16.17-1-51
Discussion Subdivision
Location: 1415 Christine Road
Contact: Albert A. Capellini, Esq.
Description: Proposed to subdivide 1.145 acre parcel to create 1 new additional lot to construct a single family dwelling.
- 12. Ianuzzi Subdivision**
SBL: 47.15-1-15 & 16
Discussion Subdivision
Location: 1189 Baptisit Church Road
Contact: Site Design Consultants
Description: The property owner is proposing to re-subdivide the existing 3 lots into 4 lots under the Town's Flexibility Standards.
- 13. Spark Steakhouse**
SBL: 26.18-1-7
Discussion Site Plan
Location: 3360 Old Crompond Road (Crompond Crossing)
Contact: MAP Architecture
Description: Applicant is proposing additional outdoor and rooftop seating at an approved restaurant building.