

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

June 13, 2016
7:00 PM

- 1. Correspondence/Liaison Reports**
- 2. Meeting Minutes – May 23, 2016**

Regular Session

- 3. Hilltop Associates**
SBL: 37.06-1-25
Request for a First 90-day Time Extension
Location: 450 Hilltop Road
Contact: Albert A. Capellini, Esq.
Description: A 3 lot subdivision approved by Planning Board Resolution #08-02 on January 14, 2008.
- 4. 322 Kear, LLC (Marathon Development Group)**
SBL: 37.18-2-51
Decision Statement
Location: 322 Kear Street
Contact: Site Design Consultants
Description: Proposed approximately 13,000 square foot, three-story commercial and residential building with associated parking.
- 5. Ianuzzi Re-Subdivision**
SBL: 47.15-1-14, 15, 16
Decision Statement
Location: 1189 Baptist Church Road
Contact: Site Design Consultants
Description: Proposed to re-subdivide the existing 3 lots into 4 lots under the Town's Flexibility Standards.
- 6. Taconic Vet Clinic & Canine Kindergarten**
SBL: 36.05-1-18
Decision Statement
Location: 3655 Crompond Road
Contact: MAP Architecture
Description: Proposed new amended resolution to the approved as-built changed to the approved site plan.
- 7. Spark Steakhouse**
SBL: 26.18-1-7.29
Public Informational Hearing
Location: 3360 Old Crompond Road (Crompond Crossing)
Contact: MAP Architecture
Description: Proposed, amended site plan for a request for a special permit to allow 274 square foot addition, outdoor dining for 40 seats.

8. Brophy, Stephen

SBL: 35.08-1-17

Public Informational Hearing

Location: 3787 Crompond Road

Contact: Site Design Consultants

Description: Proposed to convert existing building into a restaurant with a patio for outdoor seating and required parking.

Work Session

9. Kia Dealership

SBL: 35.08-1-21

Discussion Special Use Permit

Location: 3805 Crompond Road

Contact: Michael Norton, Esq.

Description: Operation of a new car dealership on accordance with Section 300-71.

10. ZBA Referral #31/16 – Countryside Properties

SBL: 35.08-1-17, 18

Location: 3787 Crompond Road

Contact: Fred Sannacandro

Description: This is an application for a special use permit for an Exterior Storage Yard pursuant to Section 300-44 of the Town of Yorktown Zoning Code. This property is located in a C-4 Zoning District.

11. ZBA Referral #33/16 – Saccente

SBL: 26.05-1-48

Location: 3197 Rocky Place

Contact: Michael Saccente

Description: This is an application for a variance to allow an addition that will have a rear yard setback of 39.2' where 45' are required as stated in the decision of the Zoning Board of appeals on May 24, 2001. This Property is in an R1-10 Zoning District.

12. ZBA Referral #37/16 - Pervizi

SBL: 16.11-1-60

Location: 3666 Old Yorktown Road

Contact: Carmella Pervizi

Description: This is an application for variances to allow a farm use on a parcel of land that is less than the required 5 acres. This is also an application to allow a farm stand on this property in a section that is zoned C-2. Farm uses are only permitted in R1 zoning Districts. This parcel has 2.44 acres in an R1-20 zoning district and 2.2 acres in a C-2 zoning District.

13. Town Board Referral

Proposed Local Law to amend Chapter 124-2(C) of the Code of the Town of Yorktown changing the insurance requirements for obtaining a Blasting and Explosives permit.

14. Town Board Referral

Proposed Local Law to amend Chapter 201-2 of the Code of the Town of Yorktown entitled "Littering," and to include a new Section 201-10 entitled "Recorded Images Violations."

15. Town Board Referral

Proposed Local Law to amend Chapter 300-3(B) of the Code of the Town of Yorktown entitled “Zoning: Definitions, Word Usage,” by amending the definition of “Home Occupation.”

16. Town Board Referral

Proposed Local Law to amend Chapter 300-21 and 300-55 of the Code of the Town of Yorktown regarding the approval of private and parochial schools and helistops.

17. Yorktown Highway Garage

SBL: 37.11-1-52

Discussion Site Plan

Location: Greenwood Street

Description: Proposed new highway garage on the town property adjacent to the Hallock Mill Sewer Plant.

18. Front Street Property

SBL: 37.19-1-7

Discussion Site Plan

Location: 251 Underhill Avenue

Description: Proposed mixed use building and parking on existing highway garage.

19. Town Tree Ordinance

Town Board Referral

Description: A local law to repeal Chapter 270 in its entirety of the Code of that Town of Yorktown entitled “Trees,” and replaced with a new Chapter 270 of the Code of the Town of Yorktown entitled “Tree Ordinance.”

Last Revised – June 10, 2016