

## 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 COMMUNITY & CULTURAL CENTER**  
1974 Commerce Street, Room 104, Yorktown Heights, NY 10598

**April 25, 2016**  
**7:00 PM**

1. **Correspondence/Liaison Reports**
2. **Minutes - April 11, 2016**
3. **PEG Realty Corporation**  
**SBL: 16.08-1-2**  
**Discussion Approved Site Plan**  
*Location:* 3699 Hill Boulevard  
*Contact:* Architectural Visions, PLLC  
*Description:* Proposed 2-Lot subdivision and 11,600 SF one-story commercial building.
4. **Little Sorrentos**  
**SBL: 36.05-1-15**  
**Discussion Outdoor Seating**  
*Location:* 3565 Crompond Road  
*Contact:* Gina DiPaterio  
*Description:* Proposed 20 seat patio measuring approximately 300 square feet.
5. **Chase (JPMorgan) Bank**  
**SBL: 37.14-2-66**  
**Discussion Traffic Study**  
*Location:* 1975 Commerce Street  
*Contact:* Gibbons, P.C.  
*Description:* Proposed demolition of existing restaurant and construction of an approximately 4,320 sf bank with one drive-thru lane and one bypass lane, with on site parking and related site improvements.
6. **JCPC Holdings, LLC**  
**SBL: 48.07-2-2**  
**Discussion Site Plan**  
*Location:* 1560 Front Street  
*Contact:* Ciarcia Engineering, P.C.  
*Description:* Proposed 5,000 sf building for an engine building shop.

**7. Marathon Development Group – 322 Kear Street**

**SBL: 37.18-2-51**

**Discussion Site Plan**

*Location:* 322 Kear Street

*Contact:* Site Design Consultants

*Description:* Proposed three story, approximately 13,000 sf commercial and residential building with associated parking.

**8. Triglia & Rezi**

**SBL: 16.17-1-51**

**Discussion Subdivision**

*Location:* 1415 Christine Road

*Contact:* Albert A. Capellini, Esq.

*Description:* Proposed subdivision of 1.145 acre parcel to create one (1) new additional lot to construct a single family dwelling.

**9. 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.

**10. Hearthstone Minor Subdivision**

**SBL: 17.18-1-8**

**Discussion Subdivision**

*Location:* 3138 Hearthstone Street

*Contact:* 16 Lake Road, Inc

*Description:* Proposed 2 lot subdivision on 1.0 acres in the R1-20 Zone.

**Last Revised – April 21, 2016**