

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

August 9, 2010
7:30 PM

Discussion

- 1. Correspondence**
Follow-up Correspondence
Liaison Reports
- 2. Meeting Minutes: July 12, 2010**

Regular Session

- 3. Dana Cole Hair Salon, Inc.**
SBL: 15.16-1-31
Request for One-Year Time Extension
Location: 1833 East Main Street
Contact: Neil Rusoff, Property Owner
Description: Site plan approved by Resolution #09-20 dated August 10, 2009.
- 4. Martinez Minor Subdivision**
SBL: 35.16-1-2
Request for 2nd 90 Day Time Extension
Location: Jacob Road
Contact: Al Capellini
Description: A 2-lot subdivision reapproved by Res 06-13 dated Sept 11, 2006, by Res 07-20 dated Oct 15, 2007, and by Res 09-22 dated Sept 14, 2009.
- 5. Sierra Bella fka Samsel Minor**
SBL: 47.5-1-13
Request for Reapproval
Location: 1860 Hunterbrook Road
Contact: Al Capellini
Description: Subdivision approved by Resolution #09-24 dated September 14, 2009.
- 6. YKY Wastewater Treatment Plant**
SBL: 69.7-1-8
Request for One-Year Time Extension
Location: 340 Illington Road
Contact: Eustance & Horowitz
Description: Approved amended site plan for a NYC DEP required wastewater treatment plant.
- 7. Starbucks aka Emilio's Castle**
SBL: 37.14-2-56
Special Use Permit Yearly Review
Location: 1932 Commerce Street
Contact: Starbucks Coffee Company
Description: Existing special use permit for outdoor seating granted by Planning Board Resolution #09-15 on July 13, 2009 requires checking in with the board every July.

8. Costco Wholesale

SBL: 26.18-1-19

Circulate Intent to Assume Lead Agency

Location: 3200 Crompond Road

Contact: Retail Store Construction Co, Inc

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

9. Stelluti (Condo Deck)

SBL: 17.18-1-18

Decision Statement

Location: 28 Adela Court

Contact: John Stelluti, property owner

Description: Expansion of a deck within Ponderosa Estates.

10. Aspen & Mill Street Subdivision

SBL: 16.5-1-13

Decision Statement

Location: 3810 Mill Street

Contact: Al Capellini

Description: Proposed 4 lot subdivision where 1 multifamily and 1 single family existing residences will remain on two of the proposed lots.

11. Teatown-Gilbert Subdivision

SBL: 69.14-1-8

Decision Statement

Location: 1595 Spring Valley Road

Contact: Insite Engineering

Description: Proposed 3-Lot subdivision into 57 acres around the lake, 8 acres for one residence, and 5 acres for the second residence, on 70 acres in the R1-200 zone.

12. Village Traditions

SBL: 15.16-1-32

Approval Wetland Permit

Location: 1821 East Main Street

Contact: Al Capellini

Description: Expand existing parking lot to improve traffic and accommodate additional parking for existing 2nd floor and barn.

Work Session

13. Fusco Minor Subdivision

SBL: 16.14-1-10

Discussion Minor Subdivision

Location: 3477 Stony Street

Contact: Daniel Ciarcia, PE

Description: Proposed 2-lot subdivision on 2.720 acres in the R1-20 zone.

14. Yorktown Farms fka Somers Realty

SBL: 17.6-2-32

Discussion Approved Subdivision

Location: Route 6 & Somers Town Line

Contact: Daniel Ciarcia, PE

Description: Proposed changes to approved subdivision road alignment.

15. Crompond Crossing

SBL: 26.18-1-7

Discussion Site Plan, Residential Site Plan & Subdivision

Location: Crompond Rd

Contact: Al Capellini

Description: The applicant proposes 14,000 SF retail space, 26 town house style residences, and a 29 lot subdivision to separate the uses.

16. Adrian Auto Body

SBL: 26.18-1-24

Discussion Amended Site Plan

Location: 3330 Old Crompond Road

Contact: Ralph G. Mastromonacco, PE, PC

Description: The project is to add a single story and a partial two-story addition to the auto body shop and excavate a portion of the hillside to add additional parking areas to the site.

17. Marricco

SBL: 5.20-1-9

Proposed new residence on Lot 9.1

Location: 3880 Indian Hill Road

Contact: Architectural Visions, PLLC

Description: Approved 2-lot subdivision on 9.31 acres in the R1-160 zone.

18. Curry Automotive

SBL: 36.5-1-11

Discussion Amended Site Plan

Location: 3493 Crompond Road

Contact: Architectural Visions, PLLC

Description: Amend approved site plan since the previous building was destroyed by a fire.

19. Town Board Referral

Proposed Local Law to repeal and reenact Chapter 168 of the town code entitled "FEES."

20. Town Board Referral

Proposed Local Law to repeal and reenact Chapter 270 of the town code entitled "TREES."