

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

November 09, 2015
7:00 PM

1. **Correspondence/Liaison Reports**
2. **Meeting Minutes – October 19th**
3. **2016 Planning Board Meeting Schedule**

Regular Session

4. **Mongero Properties, LLC**
SBL: 37.14-1-44
Site Plan Reapproval
Location: Saw Mill River Road
Contact: Al Capellini
Description: Applicant in seeking re approval of a site plan due to a second 1-year time extension expiration on October 29th, 2015.
5. **Fieldstone Manor**
SBL: 15.11-1-17
Second 90-day Time Extension
Location: Lexington Avenue
Contact: Al Capellini
Description: Applicant is seeking a second 90-day time extension for a 21-lot cluster subdivision on 22.94 acres in the R1-20 zone that received Preliminary Subdivision Approval by Res 14-02 on February 10, 2014.
6. **Bonsignore**
SBL: 36.5-2-57
Public Hearing
Location: 2483 Hunterbrook Road
Contact: Site Design Consultants
Description: Public Hearing on an application looking to subdivide existing 3.422 acre lot with an existing 2-story dwelling into 3-lots with 2 1/2 story dwellings.
7. **Hanover Corner Inc.**
SBL: 37.18-2-78
Public Hearing
Location: 1803 Commerce Street
Contact: Site Design Consultants
Description: Public Hearing for a site plan application in which the property owner is proposing on-site parking to accommodate the existing two-story building.
8. **Ryder Subdivision**
SBL: 48.6-1-12
Public Informational Hearing
Location: 532 Underhill Avenue
Contact: Ciarcia Engineers
Description: A Public Informational Hearing on an application proposing to subdivide a parcel with an existing residence into 2 building lots.
9. **Stonegate Town Houses**
SBL: 16.10-2-64
Discussion: Resolution
Location: 1121 Stonegate Road
Contact: Robert Marshal
Description: Review of the rear setback requirements.

10. Costco Wholesale Warehouse
SBL: 26.18-1-17, 18, 19 & 26.19-1-1

Discussion: Resolution

Location: 3200 Crompond Road

Contact: TRC Engineers

Description: Application to construct a 151,092 square feet Costco Wholesale Club store and member only gasoline filling station.

Work Session

11. PEG Realty Corporation

SBL: 16.08-1-2 & 5.19-7-2

Discussion: Approved Site Plan

Location: 3699 Hill Boulevard

Contact: Architectural Visions

Description: Approved site plan granted by resolution number 14-11, dated August 11, 2014.

12. Marathon Development Group

SBL: 37.18-2-51

Discussion: Site Plan

Location: 322 Kear Street

Contact: Site Design Consultants

Description: A three story commercial/residential building with associated parking and walks.

13. Crown Delta

SBL: 48.07-2-2 & 48.11-1-49

Discussion: Proposed Lot Line Adjustment

Location: 1550 Front Street

Contact: Anthony Konopka

Description: Approved site plan granted by resolution number 05-16, dated July 18, 2005.

14. Brookside Village Subdivision

SBL: 37.11-1-20&21

Discussion: Approved Subdivision

Location: Landmark Court

Contact: Sharon Kamhi

Description: Request for approval of a Stormwater Permit and a Wetland Permit to build remaining homes within the Brookside Village Subdivision.

15. Crompond Terraces

SBL: 26.18-1-9, 10, 11, 12, 13, 14, 15, 16

Discussion: Site Plan

Location: 3258 Old Crompond Road

Contact: Ciarcia Engineers

Description: The Applicant has petitioned the Town to rezone 6 parcels to multi-family residential (R-3) and commercial (C-2R) from single family residential (R1-20). The Town of Yorktown wishes to consider 2 additional adjacent parcels in the rezoning action that the Applicant does not control, for a total of 8 parcels, encompassing a total area of 23.61 acres. The Applicant is requesting rezoning for the purpose of developing up to 80 residential townhouse units, 16 affordable rental apartments, a 12,000 square foot multi-purpose recreational facility, up to 45,000 square feet of office space and up to 32,000 square feet of small scale retail space.

16. Bridle Ridge – (Cancelled)

Discussion: Subdivision

Contact: Planning Department

Description: Accessory uses in the side and rear yards.