



CITY OF YONKERS

PLANNING BOARD

Michael J. Spano, Mayor

Roman Kozicky, Chairman

PLANNING BOARD AGENDA **YONKERS, NEW YORK**

AGENDA:

PURSUANT TO GOVERNOR CUOMO'S EXECUTIVE ORDER 202.1 THE CITY OF YONKERS PLANNING BOARD IS CONDUCTING THE WEDNESDAY, JUNE 10, 2020 MEETING AT 5:30 P.M. AS A DISTANCE/VIRTUAL MEETING.

THERE WILL BE NO IN-PERSON ATTENDANCE AT THIS MEETING.

THE MEETING WILL BE TELEVISED AND/ OR ON A VIRTUAL MEETING PLATFORM. FOR INFORMATION ON HOW TO ATTEND THE VIRTUAL MEETING CHECK IN AT WWW.YONKERSNY.GOV

****PLEASE NOTE: ANY MATTER REQUIRING A PUBLIC HEARING WILL BE HEARD AFTER 7 P.M. ITEMS MAY BE TAKEN OUT OF ORDER TO ACCOMMODATE PUBLIC COMMENT OR AS THE BOARD DEEMS NECESSARY. ****

MINUTES:

1. MINUTES OF THE REGULAR PLANNING BOARD MEETING HELD ON MAY 13, 2020.

OLD BUSINESS:

**SITE PLAN
REVIEW**

2. SITE PLAN REVIEW FOR THE CONSTRUCTION OF 6 STORY 65 UNIT RESIDENTIAL BUILDING AT BLOCK: 4450 LOT: 145 ON THE PROPERTY KNOWN AS 70 SALISBURY ROAD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
STEVE ACCINELLI, REPRESENTATIVE FOR THE PROPOSAL
 - A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
 - B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

3. SITE PLAN REVIEW FOR PROPOSED SITE IMPROVEMENTS AT BLOCK: 4038 LOTS: 101, 201, 301 & 401 ON THE PROPERTY KNOWN AS 555 TUCKAHOE ROAD (UPS) PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JANET GIRIS, REPRESENTATIVE FOR THE PROPOSAL
 - A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
 - B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

4. SITE PLAN REVIEW FOR A SELF STORAGE BUILDING WITH GROUND FLOOR RETAIL AT BLOCK: 4385 LOTS: 1-8.1, 11, 12.15, 201 & 206 ON THE PROPERTY KNOWN AS 1969 CENTRAL PARK AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
TOM ABILLAMA, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION/ EXPANDED EAF
LEAD AGENCY: ZONING BOARD OF APPEALS/ COORDINATED REVIEW
 - B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW/
SPECIAL USE
PERMIT**

5. SPECIAL USE PERMIT APPLICATION AND SITE PLAN REVIEW FOR AN AMENDMENT TO THE EXTEND DEVELOPMENT AT:
BLOCK: 2620 LOT: 1- 161 ALEXANDER STREET
BLOCK: 2620 LOT: 35- BABCOCK PLACE
BLOCK: 2620 LOT: 40- 39-A WATER GRANT
BLOCK: 2625 LOT: 15- 39-B WATER GRANT
BLOCK: 2625 LOT: 17- 40 WATER GRANT
BLOCK: 2625 LOT: 21- 41 WATER GRANT
BLOCK: 2625 LOT: 23- 41-B WATER GRANT
BLOCK: 2630 LOT: 1- 42 WATER GRANT
BLOCK: 2630 LOT: 2- 42-A WATER GRANT
BLOCK: 2630 LOT: 3- 42-B WATER GRANT
BLOCK: 2630 LOT: 10- 41 WATER GRANT-REAR
PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JANET J. GIRIS, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION/ EXPANDED EAF/ REVIEW COMPLETE
LEAD AGENCY: PLANNING BOARD
 - B. **PUBLIC HEARING- CLOSED**
 - C. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

6. SITE PLAN REVIEW FOR THE CONVERSION OF THE EXISTING 2 FAMILY WITH OFFICE TO A FOUR FAMILY DWELLING WITH A PARKING LOT AT BLOCK: 2106 LOT: 1 ON THE PROPERTY KNOWN AS 2 LAMARTINE TERRACE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
ANDREW ROMANO, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
 - B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

7. SITE PLAN REVIEW FOR A PROPOSED 54-ROOM HOTEL AT BLOCK: 187 LOT: 1.5 ON THE PROPERTY KNOWN AS 189 SOUTH BROADWAY PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
DAVID STEINMETZ, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
 - B. PLANNING BOARD REVIEW

- SITE PLAN REVIEW**
8. SITE PLAN REVIEW FOR THE PROPOSED CONVERSION OF AN EXISTING BANK OFFICE BUILDING TO A NEW MEDICAL OFFICE BUILDING, INCLUDING RELATED PARKING AT BLOCK: 4544 LOT: 1 ON THE PROPERTY KNOWN AS 21 SCARSDALE ROAD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JANET GIRIS, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW
- SITE PLAN REVIEW**
9. PRELIMINARY SITE PLAN REVIEW FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED RESIDENTIAL BUILDING AT BLOCK: 509 LOTS: 1, 3, 8, 66 & 72 ON THE PROPERTY KNOWN AS PROSPECT STREET, BUENA VISTA AVENUE AND HAWTHORNE AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
STEVEN ACCINELLI, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION/ LONG EAF
LEAD AGENCY: ZONING BOARD OF APPEALS/ COORDINATED REVIEW
B. PLANNING BOARD REVIEW
- NEW BUSINESS:**
SITE PLAN REVIEW
10. SITE PLAN REVIEW FOR THE RECONSTRUCTION OF AN EXISTING WAREHOUSE BUILDING AT BLOCK: 3100 LOT: 200 ON THE PROPERTY KNOWN AS 581 SAW MILL RIVER ROAD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
ANDREW ROMANO, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW
- SITE PLAN REVIEW/
SPECIAL USE PERMIT**
11. SPECIAL USE PERMIT APPLICATION AND SITE PLAN REVIEW FOR CON EDISON'S DUNWOODIE SUBSTATION DRAINAGE PROJECT AT BLOCK: 5000 LOT: 1 ON THE PROPERTY KNOWN AS 590 PALMER ROAD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
DANIEL COONEY, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION/ EXPANDED EAF/ REVIEW COMPLETE
LEAD AGENCY: PLANNING BOARD
B. **PUBLIC HEARING**
C. PLANNING BOARD REVIEW
- SITE PLAN REVIEW**
12. SITE PLAN REVIEW FOR PROPOSED SITE IMPROVEMENTS AT BLOCK: 462 LOT: 25 ON THE PROPERTY KNOWN AS 208 WILLOW STREET (A.K.A. TROY MANOR) PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JANET GIRIS, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

13. SITE PLAN REVIEW FOR PROPOSED SITE IMPROVEMENTS AND EXISTING BUILDING ALTERATIONS AT BLOCK: 110 LOT: 1.7, AND BLOCK: 116 LOTS: 12 & 20 ON THE PROPERTIES KNOWN AS 10-70 WESTERN AVENUE (A.K.A. 57 MCLEAN AVENUE) AND 47 LAWRENCE AVENUE (A.K.A. JOSEPH E. LOEHR COURT) PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JANET GIRIS, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION
LEAD AGENCY: PLANNING BOARD
 - B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

14. SITE PLAN REVIEW FOR A PROPOSED 266-UNIT RESIDENTIAL APARTMENT BUILDING AT BLOCK: 6383 LOT: 6 ON THE PROPERTY KNOWN AS 1219 YONKERS AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JAMES VENERUSO, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION/ LONG EAF
LEAD AGENCY: ZONING BOARD OF APPEALS/ COORDINATED REVIEW
 - B. PLANNING BOARD REVIEW

**SITE PLAN
REVIEW**

15. PRELIMINARY SITE PLAN REVIEW [PENDING ZBA APPROVAL] FOR A PROPOSED 146-UNIT MULTIFAMILY COMMUNITY AT BLOCK: 2115 LOT: 5, AND BLOCK: 2114 LOTS: 17 & 42 ON THE PROPERTIES KNOWN AS 56 RAVINE AVENUE, 69 RAVINE AVENUE, AND 76 POINT STREET PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
STEVEN ACCINELLI, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION/ LONG EAF
LEAD AGENCY: ZONING BOARD OF APPEALS/ COORDINATED REVIEW
 - B. PLANNING BOARD REVIEW

OTHER BUSINESS

16. CORRESPONDENCE