**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:**


2. MINUTES OF THE SPECIAL PLANNING BOARD MEETING HELD ON SEPTEMBER 9, 2020.

**OLD BUSINESS:**

**SITE PLAN REVIEW**

3. 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

4. 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
5. SITE PLAN REVIEW FOR A NEW ENTRANCE PORTAL AND WALL SIGN AT BLOCK: 4350 LOT: 34 ON THE PROPERTY KNOWN AS 2167 CENTRAL PARK AVENUE (WESTCHESTER TOYOTA) 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

6. SITE PLAN REVIEW FOR A PROPOSED 146-UNIT MULTIFAMILY BUILDING 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

7. SITE PLAN REVIEW FOR THE RECONSTRUCTION OF THE EXISTING PARKING LOT AT BLOCK: 2071 LOT: 1 ON THE PROPERTY KNOWN AS 470 NEPPERHAN AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
STEPHEN VENERUSO, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
   LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

8. SITE PLAN REVIEW FOR A PROPOSED 26-UNIT RESIDENTIAL BUILDING AT BLOCK: 36 LOTS: 27, 29, 30 & 31 ON THE PROPERTY KNOWN AS 88 & 94-100 SARATOGA AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JULIO LEDER-LUIS, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
   LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

9. SITE PLAN REVIEW AND SPECIAL USE PERMIT FOR A PROPOSED 2-STORY CONVENIENCE STORE AND GAS STATION AT BLOCK: 3039 LOTS: 22.23 ON THE PROPERTY KNOWN AS 1055 AKA 1061 NEPPERHAN AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JAMES GIBBONS, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
   LEAD AGENCY: PLANNING BOARD
B. PUBLIC HEARING- OPEN
C. PLANNING BOARD REVIEW
SITE PLAN REVIEW
10. SITE PLAN REVIEW FOR A PROPOSED PARKING LOT TO SERVE 92 WAVERLY STREET AT BLOCK: 476 LOTS: 14 & 17 ON THE PROPERTY KNOWN AS 87 WAVERLY STREET PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
JAMES GIBBONS, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
   LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

NEW BUSINESS:
SITE PLAN REVIEW
11. SITE PLAN REVIEW FOR A PROPOSED DRIVEWAY RAMP AND RETAINING WALL AT BLOCK: 5638 LOT: 48 ON THE PROPERTY KNOWN AS 759 PALMER ROAD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
THOMAS HAYNES, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: UNLISTED ACTION
   LEAD AGENCY: PLANNING BOARD
B. PLANNING BOARD REVIEW

ZONE MAP & ZONING AMENDMENTS
41 BUENA VISTA AVENUE
20 PALISADE AVENUE
7 OVERLOOK TERRACE
15 OVERLOOK TERRACE
23 OVERLOOK TERRACE
14 OVERLOOK TERRACE
12 OVERLOOK TERRACE
14 NORTH BROADWAY (PART)
18 NORTH BROADWAY
52 NORTH BROADWAY
2 BALWIN PLACE, AND
10 BALWIN PLACE
MARK WEINGARTEN, REPRESENTATIVE FOR THE PROPOSAL
A. SEQRA: PART 1 FULL EAF
   LEAD AGENCY: CITY COUNCIL SEEKING LEAD
B. PLANNING BOARD REVIEW
C. LEAD AGENCY NOTICE - COORDINATED REVIEW

SITE PLAN REVIEW
13. SITE PLAN REVIEW FOR AMENDMENT TO THE PREVIOUSLY APPROVED APPLICATION TO CONSTRUCT AN ADDITION TO VERIZON WIRELESS’S EXISTING TELEPHONE UTILITY STATION/COMMUNICATIONS SWITCHING FACILITY AT BLOCK: 3455 LOT: 20 & PART OF LOT 1 ON THE PROPERTY KNOWN AS 10 EXECUTIVE BOULEVARD PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE
LESLIE SNYDER, 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 REAR YARD PARKING AREA AT BLOCK: 5066 LOT: 8 ON THE PROPERTY KNOWN AS 868 MIDLAND AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE NICHOLAS FAUSTINI, REPRESENTATIVE FOR THE PROPOSAL
   A. SEQRA: UNLISTED ACTION
      LEAD AGENCY: PLANNING BOARD
   B. PLANNING BOARD REVIEW

SITE PLAN REVIEW 15. SITE PLAN REVIEW FOR A PROPOSED SIDE-BY-SIDE DRIVE-THRU AT THE EXISTING McDONALDS RESTAURANT, AND ASSOCIATED SITE IMPROVEMENTS AT BLOCK: 188 LOT: 11 ON THE PROPERTY KNOWN AS 155 SOUTH BROADWAY PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE KEITH BROWN, REPRESENTATIVE FOR THE PROPOSAL
   A. SEQRA: UNLISTED ACTION
      LEAD AGENCY: ZONING BOARD OF APPEALS
   B. PLANNING BOARD REVIEW

SITE PLAN REVIEW 16. SITE PLAN REVIEW FOR MODIFICATIONS TO THE APPROVED SITE PLAN FOR THE CROSS COUNTY SHOPPING CENTER TO ACCOMMODATE A NEW TENANT AT BLOCK: 5170 LOT: 40 ON THE PROPERTY KNOWN AS 808 CENTRAL PARK AVENUE (FORMER SEARS BUILDING) 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 17. SITE PLAN REVIEW FOR A PROPOSED 13-UNIT ADDITION TO THE EXISTING 7-UNIT STRUCTURE, EXPANSION OF EXISTING PARKING AREA AND NEW UNDERGROUND PARKING AT BLOCK: 447 LOTS: 36 & 37 ON THE PROPERTY KNOWN AS 43 GARFIELD STREET PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE TOM ABILLAMA, REPRESENTATIVE FOR THE PROPOSAL
   A. SEQRA: UNLISTED ACTION
      LEAD AGENCY: PLANNING BOARD
   B. PLANNING BOARD REVIEW

PRELIMINARY SITE PLAN REVIEW 19. PRELIMINARY SITE PLAN REVIEW FOR A PROPOSED 113-UNIT, 6-STORY RESIDENTIAL BUILDING AND RELATED PARKING AT BLOCK: 5066 LOT: 8 ON THE PROPERTY KNOWN AS 76 LOCUST HILL AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE STEVEN ACCINELLI, REPRESENTATIVE FOR THE PROPOSAL
   A. SEQRA: UNLISTED ACTION
      LEAD AGENCY: PLANNING BOARD
   B. PLANNING BOARD REVIEW

OTHER BUSINESS 20. CORRESPONDENCE

HELD OVER FOR FURTHER REVIEW
   • 1969 CENTRAL PARK AVENUE- HELD OVER PENDING APPROVAL FROM ZBA

WITHDRAWN
   • 189 SOUTH BROADWAY (HOTEL)- APPLICATION WITHDRAWN BY THE APPLICANT