



# **CITY OF YONKERS**

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## **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 9, 2021** 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](http://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 12, 2021.

**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 THE RECONSTRUCTION OF THE EXISTING PARKING LOT AT BLOCK: 2073 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

**SITE PLAN  
REVIEW/  
SPECIAL USE  
PERMIT**

4. REVIEW OF PREVIOUSLY APPROVED SITE PLAN AND SPECIAL USE PERMIT TO OPERATE A CONVENIENCE STORE IN CONJUNCTION WITH AUTOMOBILE SERVICE STATION AT BLOCK: 2305 LOT: 23 ON THE PROPERTY KNOWN AS 146 TUCKAHOE ROAD PURSUANT TO ARTICLE VII AND ARTICLE IX OF THE YONKERS ZONING ORDINANCE  
JORGE HERNANDEZ, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION  
LEAD AGENCY: PLANNING BOARD
  - B. **PUBLIC HEARING - OPEN**
  - C. PLANNING BOARD REVIEW

**SITE PLAN  
REVIEW/  
SPECIAL USE  
PERMIT**

5. SITE PLAN REVIEW AND SPECIAL USE PERMIT APPLICATION FOR A 24-HOUR USE AT BLOCK: 3182 LOT: 10 ON THE PROPERTY KNOWN AS 1200 NEPPERHAN AVENUE (MCDONALD'S) PURSUANT TO ARTICLE VII AND ARTICLE IX OF THE YONKERS ZONING ORDINANCE  
KEITH BROWN, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION  
LEAD AGENCY: PLANNING BOARD
  - B. **PUBLIC HEARING - OPEN**
  - C. PLANNING BOARD REVIEW

**SITE PLAN  
REVIEW**

6. SITE PLAN REVIEW FOR A 60-UNIT MULTIFAMILY APARTMENT BUILDING AT BLOCK: 5652 LOT: 43 ON THE PROPERTY KNOWN AS 15 PARKVIEW AVENUE AKA 1 GARRETT PLACE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE  
WILLIAM NULL, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION  
LEAD AGENCY: PLANNING BOARD
  - B. PLANNING BOARD REVIEW

**ZONING  
ORDINANCE  
AMENDMENT**

7. REFERRAL FROM THE YONKERS CITY COUNCIL FOR A GENERAL ORDINANCE AMENDING ARTICLE XV OF CHAPTER 43 OF THE CODE OF THE CITY OF YONKERS ENTITLED "AFFORDABLE HOUSING"
- A. PLANNING BOARD RECOMMENDATION

**NEW BUSINESS:  
SITE PLAN  
REVIEW**

8. SITE PLAN REVIEW FOR IMPROVEMENTS TO THE WALGREENS PARKING LOT AT BLOCK: 3182 LOTS: 5 AND 2 ON THE PROPERTIES KNOWN AS 1230 AND 1250 NEPPERHAN AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE  
JOHN CANNING, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION  
LEAD AGENCY: PLANNING BOARD
  - B. PLANNING BOARD REVIEW

**SITE PLAN  
REVIEW**

9. SITE PLAN REVIEW FOR AMENDMENT TO THE PREVIOUSLY APPROVED APPLICATION FOR A CONSTRUCTION EQUIPMENT STORAGE LOT AT BLOCK: 3285 LOT: 205 ON THE PROPERTY KNOWN AS 115 AUSTIN AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE  
JOHN CANNING, REPRESENTATIVE FOR THE PROPOSAL
- A. SEQRA: UNLISTED ACTION  
LEAD AGENCY: PLANNING BOARD
  - B. PLANNING BOARD REVIEW

**ZONING  
ORDINANCE  
AMENDMENT**

10. PETITION OF BROOKS SHOPPING CENTERS LLC FOR AMENDMENTS TO THE YONKERS ZONING ORDINANCE TO ALLOW “SATELLITE FACILITIES OF COLLEGES, UNIVERSITIES OR THEOLOGICAL SEMINARIES” AS A PERMITTED USE (WITH SUPPLEMENTAL REQUIREMENTS) IN THE BR ZONING DISTRICT  
JANET GIRIS, REPRESENTATIVE FOR THE PROPOSAL  
A. PLANNING BOARD RECOMMENDATION

**SITE PLAN  
REVIEW**

11. SITE PLAN REVIEW FOR A PROPOSED REAR YARD RETAINING WALL AT BLOCK: 6056 LOT: 1.2 ON THE PROPERTY KNOWN AS 570 YONKERS 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**

12. SITE PLAN REVIEW FOR THE INSTALLATION OF A NEW GROUND SIGN AT BLOCK: 2470 LOT: 138 ON THE PROPERTY KNOWN AS 638 AKA 636 PALISADE AVENUE PURSUANT TO ARTICLE IX OF THE YONKERS ZONING ORDINANCE  
BRIAN CULLEN, REPRESENTATIVE FOR THE PROPOSAL  
A. SEQRA: UNLISTED ACTION  
LEAD AGENCY: PLANNING BOARD  
B. PLANNING BOARD REVIEW

**SITE PLAN  
REVIEW**

13. SITE PLAN REVIEW FOR AMENDMENT TO THE PREVIOUSLY APPROVED APPLICATION FOR AN ADDITION TO A VERIZON WIRELESS 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  
C. PLANNING BOARD REVIEW

**OTHER BUSINESS**

14. CORRESPONDENCE  
A. 316 North Broadway & 315 Palisade Avenue - SEQRA Lead Agency Determination Notice

**HELD OVER FOR FURTHER REVIEW**

- AMS DOWNTOWN ZONING PETITION - HELD OVER DURING DEIS PREPARATION
- 70 JACKSON STREET AND 58 GROSHON AVENUE - HELD OVER PENDING APPROVAL FROM ZBA
- 155 SAW MILL RIVER ROAD (UHAUL) - HELD OVER PENDING REVISED PLANS
- 1969 CENTRAL PARK AVENUE - HELD OVER PENDING APPROVAL FROM ZBA