

## TOWN OF YORKTOWN PLANNING BOARD

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Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

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### PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

January 9, 2023  
7:00 PM

1. Correspondence
2. Meeting Minutes – December 12, 2022

#### REGULAR SESSION

3. **SDML Realty, LLC**

**Public Informational Hearing**

*Location:* 35.08-1-11, 14, 15, 23; 3735 Crompond Road (Route 202)

*Contact:* Reuben Buck

*Description:* Proposed 3,069 square foot Dunkin with drive thru, parking, and associated site improvements.

4. **Envirogreen Associates**

**Request for First One-Year Time Extension**

*Location:* 15.16-1-30 & 31; 1833-1875 East Main Street, Mohegan Lake

*Contact:* Site Design Consultants

*Description:* Approved by Resolution #21-22 dated September 27, 2021, redevelopment of the property removing 2 existing building and parking area to construct a new 12,400 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.

#### WORK SESSION

5. **670 East Main Street**

**Pre-Preliminary Discussion**

*Location:* 16.08-1-34; 670 East Main Street, Jefferson Valley

*Contact:* Hahn Engineering

*Description:* Proposed to remove existing single family house and detached garage and construct five two-story, three-bedroom townhouses and 15 parking spaces.

6. **Garden Lane Development fka Hoffman Property**

**Discussion Residential Site Plan**

*Location:* Old Crompond Road & Garden Lane; 35.08-1-27

*Contact:* Dimovski Architecture, PLLC

*Description:* Proposed 20 unit apartment units with associated parking and site improvements pursuant to a 1990 rezone of 1.56 acres to the R-3 zone.

7. **Gardena Hotel**

**Discussion Site Plan**

*Location:* 37.14-2-54; 1952 Commerce Street

*Contact:* Michael Grace, Esq. & Site Design Consultants

*Description:* Proposed demolition of existing building and construction of an 18-room boutique hotel with rooftop bar/grill, parking, and landscaping.

**8. Zoning Board Referral #57/22**

**Kurti**

*Location:* 48.07-2-31; 1655 Central Street

*Contact:* Site Design Consultants

*Description:* Application to construct a new single-family residence with lot area of 5,000 square feet where 20,000 square feet is required and a lot width of 30 ft where 50 ft is required.

**9. Zoning Board Referral #53/22**

**Taco Bell Mohegan Lake Signage**

*Location:* 15.16-1-21; 3571 Mohegan Avenue

*Contact:* Signs Ink

*Description:* Requested variances are to allow building signs on elevations that do not face street frontage.

**10. Town Board Referral**

**Amendments to Section 300-39(B) Affordable Housing**

*Description:* It is proposed to replace the definition of Affordable Housing with: A residential dwelling unit made available for sale or rent at a price established in conformance with the provisions hereof.

**Last revised: January 6, 2023**