

TOWN OF YORKTOWN PLANNING BOARD

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

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

**June 26, 2023
7:00 PM**

1. **Correspondence**
2. **Meeting Minutes – June 12, 2023**

REGULAR SESSION

3. **SDML Realty, LLC aka Dunkin Route 202**
Negative Declaration
Location: 35.08-1-11, 14, 15, 23; 3735 Crompond Road (Route 202)
Contact: Engineering & Surveying Properties, PC
Description: Proposed 3,069 square foot Dunkin with drive thru, parking, and associated site improvements.
4. **Gardena Hotel**
Decision Statement
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.
5. **Dorchester Glen Subdivision**
Request for 1st 90 Day Time Extension
Location: 15.20-3-6; 1643 Maxwell Drive
Contact: Site Design Consultants
Description: Approved 5 lot subdivision on 24.26 acres in the R1-20 zone by Res #22-28 on November 14, 2022.

WORK SESSION

6. **Garden Lane Apartments**
Discussion Residential Site Plan
Location: 35.08-1-27; Old Crompond Road & Garden Lane
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. Walgreens fka CVS Pharmacy

Discussion Approved Site Plan

Location: 26.18-1-23, 25, 26; 3320 Crompond Road

Contact: Lucia Chiochio, Cuddy & Feder

Description: Approved site plan for a 14,698 square foot CVS Pharmacy with drive through and associated site improvements by Resolution #20-02 dated February 24, 2020.

8. Underhill Farms

Discussion Site Plan

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Tim Miller Associates, Site Design Consultants, Colliers Engineering, Hudson Cultural Services

Description: Proposed mixed use development of 148 residential units, 11,000 SF commercial space, and recreational amenities proposed on a 13.78 acre parcel in the R1-40 with Planned Design District Overlay Zone authorization from the Town Board. Original main structure to remain and be reused.

Last revised: June 26, 2023