

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

August 14, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – July 17, 2023

REGULAR SESSION

3. **Mucci Residence aka Brookside Village Subdivision Lot 1
Decision Statement**

Location: 37.10-2-77; 274 Landmark Court

Contact: Cronin Engineering

Description: Proposed site plan, stormwater pollution prevention plan permit, wetland permit, and tree permit for Lot 1 in the Brookside Village Subdivision.

4. **Malendowicz Residence aka Anderson Subdivision
Decision Statement**

Location: 58.09-1-20.1; 1745 Croton Lake Road

Contact: Site Design Consultants

Description: Proposed site plan, stormwater pollution prevention plan permit, wetland permit, and tree permit for Lot 20.1 of the Anderson Subdivision.

5. **Dorchester Glen Subdivision
Request for 2nd 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.

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. **670 East Main Street
Public Hearing**

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 4 two-story, three-bedroom townhouses and 12 parking spaces.

8. Lowe's Home Center

Special Permits for Outdoor Service

Location: 26.18-1-19; 3200 Crompond Road

Contact: Lowe's Companies, Inc.

Description: Renewal of a Temporary and a Permanent Outdoor Storage & Display Special Permits approved by Resolutions #19-17 and #17-08 respectively.

WORK SESSION

9. Kitchawan Solar

Discussion Approved Landscape Plan

Location: 70.06-1-2 & 3; 716 Kitchawan Road

Contact: Ecology Kitchawan Community Solar Farm, LLC

Description: Proposed changes to Landscape Plan.

10. Old Croton Gatehouse

Review Lighting Plan

Location: 58.16-1-11; Croton Dam Road

Contact: Mark DelBazo, PE, NYCDEP

Description: Proposed substitutions to approved Lighting Plan.

11. Miles of Smiles Daycare

Discussion Site Plan

Location: 16.08-1-1; 3667 Hill Boulevard

Contact: The Helmes Group, LLC

Description: Proposed daycare in the former Gymboree at the Biffer shopping center.

12. MJM Land Development

Discussion Subdivision

Location: 17.18-2-2; 3232 Gomer Street

Contact: Site Design Consultants

Description: Proposed flexibility alternative for 13-lot single family subdivision on 12 acres in the R1-20 zone.

13. Grishaj Major Subdivision

Discussion Subdivision

Location: 16.17-2-77; 3319 Stony Street

Contact: Site Design Consultants

Description: Proposed 10 lot subdivision on 8 acres in the R1-20 zone. Plan proposes to connect to High Point Drive and South Shelley Street.

14. Guiding Eyes for the Blind – Training School Kennel

Discussion Site Plan & Special Permit

Location: 36.06-2-72; 3241 Crompond Road

Contact: Zarin & Steinmetz, Site Design Consultants

Description: Proposed construction of a Guide Dog training facility/kennel/veterinary hospital and office space with associates parking, stormwater management, utilities, landscaping, and lighting on 12.24 acres in the interchange zone.