

## 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 22, 2024  
7:00 PM

1. Correspondence
2. Meeting Minutes – December 18, 2023

#### REGULAR SESSION

3. **670 East Main Street**

**#T-FSWPPP-034-23 Permit Approval**

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

*Contact:* Hahn Engineering

*Description:* Requested Tree and Stormwater Permit for an approved residential site plan to construct four two-story, three-bedroom townhouses and 12 parking spaces.

#### WORK SESSION

4. **3167 Lincoln Drive**

**Town Board Referral**

*Location:* 25.08-2-20; 3167 Lincoln Drive

*Contact:* Gabrielle Salman Architect

*Description:* Construction of a 168 s.f. deck and landscaping within the wetland and wetland buffer.

5. **Lowes Home Center**

**Special Use Permit for Outdoor Service**

*Location:* 26.18-1-19; 3200 Crompond Road

*Contact:* Karen Condon

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

6. **Bank of America**

**Discussion Lighting Plan**

*Location:* 37.16-1-23; 2 Triangle Center

*Contact:* Stonefield Engineering and Design

*Description:* Proposed lighting upgrades to the Bank of America parking lot.

7. **Atrac Recycling Facility**

**Discussion Site Plan and Special Use Permit**

*Location:* 6.18-1-37; 76 Route 6

*Contact:* Margaret McManus P.E.

*Description:* Construction of a 40,000 s.f. recycling center with 1,672 l.f. of road, associated parking and office space. The proposed accessory storage for the recycling facility requires a special use permit.

**8. Jacob Road Solar**

**Discussion Site Plan and Special Use Permit**

*Location:* 35.16-1-4; 1805 Jacob Road

*Contact:* Nicholas Vamvas

*Description:* Seeking site plan and special use permit approval to develop a 3.125 mega-watt AC solar facility on a 53-acre project site in the R1-160 zone. This property is the site of the Colangelo Subdivision.

**9. Toll Brothers at Catherine Street**

**Town Board Referral**

*Location:* 35.12-1-2 & 35.08-1-45; 2302 Catherine Street & 2448 Catherine Street

*Contact:* Zarin & Steinmetz, Site Design Consultants

*Description:* Discussion of an amended layout and supporting studies for the proposed rezone of the site to construct a 118-unit townhouse community with clubhouse and pool for 55+ active adults.

**10. Ricciardella Estates fka Dubovsky**

**Project Update**

*Location:* 59.14-1-18; 702 Saw Mill River Road

*Contact:* Ricciardella Estates LLC

*Description:* Site Plan approved by Planning Board Resolution #19-09 dated May 20, 2019 and #20-22 dated October 25, 2020.

**Last revised: January 18, 2024**