

## 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

**March 11, 2024  
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – February 26, 2024**

### WORK SESSION

- 3. ZBA Referral #02-24 – Confident Kids Club  
Special Use Permit Application**  
*Location:* 36.05-1-14; 3535 Crompond Road  
*Contact:* Chris Berlow  
*Description:* Application for a Special Use Permit for a Child Fitness & Before and After School Program.
- 4. Mucci Residence aka Brookside Village Subdivision Lot 1  
Discussion Site Plan Changes**  
*Location:* 37.10-2-77; 274 Landmark Court  
*Contact:* Matt & Melissa Mucci  
*Description:* Proposed changes to site plan, including but not limited to the grading changes, addition of a retaining wall, relocation of the driveway, and relocation of drainage. Proposed change to first floor elevation from 405' to 407' previously approved at November 20, 2023 meeting.
- 5. Underhill Farm  
Discussion Site Plan**  
*Location:* 48.06-1-30; 370 Underhill Avenue  
*Contact:* Tim Miller Associates, Site Design Consultants, Colliers Engineering, Hudson Cultural Services  
*Description:* 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. Approved by Resolution #23-13, dated July 17, 2023.
- 6. 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.

**7. 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 Lot #6 Colangelo Subdivision.

**8. Town Board Referral**

**Stormwater, Wetland, Tree Permits for East of Hudson Corporation Stormwater Retrofit Project**

*Description:* The project will divert water quality volume to a treatment area prior to discharging to the Hallock's Mill River and the Muscoot River.

**9. Town Board Referral**

**Ethics**

*Description:* Proposed amendment to chapter 45 "Ethics" in order to specify, strengthen, and add to the language in the section.