

## 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

May 6, 2024  
7:00 PM

1. Correspondence
2. Meeting Minutes – April 15, 2024

#### REGULAR SESSION

3. **Confident Kids Club  
Decision Statement**

*Location:* 36.05-1-14; 3535 Crompond Road

*Contact:* Chris Berlow

*Description:* Seeking site plan approval for a Child Fitness & Before and After School Program.

#### WORK SESSION

4. **Curry Honda Large Scale Solar  
Discussion Site Plan**

*Location:* 35.08-1-10; 3845 Crompond Road

*Contact:* Michelle Walker, Freedom Solar Power

*Description:* Insallation of a 253.17 kW Photovoltaic Solar System on the existing commercial building.

5. **Village Traditions  
Discussion Site Plan**

*Location:* 15.16-1-32; 1821 East Main Street

*Contact:* William Bottiglieri

*Description:* Seeking to amend previously approved site plan to 5 apartments consisting of four 1 bedroom apartments and one studio apartment in the upstairs of the existing structure instead of the previously approved four 1 bedrooms by Resolutions #18-05 dated May 21, 2018 and #21-08 dated May 10, 2021.

6. **Foothill Street Subdivision  
Discussion Major Subdivision**

*Location:* 15.07-1-7; 3850 Foothill Street

*Contact:* Anthony Genovese

*Description:* Proposed 7 lot single family subdivision on a 16.8 acre lot in the R1-40 zone.

7. **TJ Maxx – Yorktown Green Shopping Center  
Discussion Site Plan**

*Location:* 37.18-2-56; 355 Downing Drive

*Contact:* Mathew Dudley, Harris Beach PLLC

*Description:* Seeking site plan approval to construct a new loading dock, trash compactor, and trash enclosures in the rear of the existing building.

**8. TJ Maxx – Yorktown Green Shopping Center**

**Zoning Board Referral #10/24**

*Location:* 37.18-2-56; 355 Downing Drive

*Contact:* James Polinsky, Signs Ink Ltd.

*Description:* Application requesting variances for three signs on the building. 96.1 square foot variance on the Southern sign, 17.6 square foot variance on the Northern sign, and a 128.6 square foot variance on the western sign.

**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. Atrac Recycling Facility**

**Zoning Board Referral #09/24**

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

*Contact:* Zarin & Steinmetz

*Description:* This referral is regarding the 200 foot setback interpretation of Section 300-97(A) of the Zoning Ordinance. The project consists of constructing 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.

**11. Nantucket Sound Sons LLC**

**Discussion Field Changes**

*Location:* 37.18-2-86; 385 Kear Street

*Contact:* Joseph Thompson Architect

*Description:* Proposed changes previously approved site plan by Res #21-14, dated August 9, 2021.

**12. Town Board Referral**

**Peace and Good Order**

*Description:* Proposed amendment to chapter 216 “Peace and Good Order” in order to specify, strengthen, and add to the language in the section.