

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

May 20, 2024
7:00 PM

1. Correspondence
2. Meeting Minutes – May 6, 2024

REGULAR SESSION

3. Village Traditions

Decision Statement

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.

4. SMDL Realty, LLC aka Dunkin Route 202

Decisions Statement

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.

WORK SESSION

5. Ryder Subdivision

Discussion Minor Subdivision

Location: 48.06-1-12; 532 Underhill Avenue

Contact: Joseph C. Riina, P.E.

Description: Proposed two lot residential subdivision to be served by a single (existing) common driveway. Each home will have a septic system and will be served by Town water.

6. Teatown Campus Renovation

Discussion Site Plan

Location: 69.14-1-5,6,7,8,9; 1600 Spring Valley Road

Contact: Alan Sorokin, Managing Director

Description: Campus renovations including the Nature Center and the adjoining areas north and south of Spring Valley Road.

**7. Teatown Lake Dredging
Town Board Referral**

Location: 69.14-1-5; 1600 Spring Valley Road

Contact: EcoAssessment, LLC

Description: Application for a stormwater and wetland permit to dredge the south east corner fo Teatown Lake to maintain the existing channel between the shore and Wildflower Island.

**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 Lot #6 Colangelo Subdivision.

**9. 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.

**10. Foothill Street Subdivision
Discussion Major Subdivision**

Location: 15.07-1-7; 3850 Foothill Street

Contact: Peder Scott, P.E., R.A.

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

11. ZBA Referral #05-24 – Cunha

Zoning Variance Application

Location: 37.19-1-78; Summit Street

Contact: Rui Cunha

Description: Application for a Zoning Variance to construct a two-family dwelling on 10,000 square foot lot in the R-2 zone.

**12. 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.

**13. Town Board Referral
Local Law Amending Chapter 275 “Vehicles & Traffic”**

Description: Revised amendments to Chapter 275 regarding ATVs and E-Bikes.