

## 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

June 10, 2024  
7:00 PM

1. Correspondence
2. Meeting Minutes – May 20, 2024

### WORK SESSION

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

**Discussion Site Plan**

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

*Contact:* 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.

4. **Nantucket Sound Sons LLC**

**Discussion Field Changes**

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

*Contact:* Joseph Thompson Architect

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

5. **Guiding Eyes for the Blind**

**Discussion Approved Site Plan**

*Location:* 36.06-2-72; 3241 Crompond Road

*Contact:* Anthony P. Russo, Environmental Compliance Services Inc.

*Description:* Proposed changes to mitigation plan.

6. **A&S**

**Discussion Proposed Outdoor Seating**

*Location:* 8.90-51-2; 3695 Hill Boulevard

*Contact:* Joel Greenberg, Architectural Visions PLLC

*Description:* Proposed outdoor seating area serving up to 12 people. Six concrete bollards will be installed between the new seating area and the parking lot.

7. **Town Board Referral**

*Item withdrawn from agenda by applicant*

**Homeland Towers**

*Location:* 27.11-1-33; 109 Granite Springs Road

*Contact:* Snyder & Snyder, LLP

*Description:* Request from Homeland Towers LLC to lease a portion of Town property for a proposed public utility wireless telecommunication facility. This request requires an alienation of parkland.

**8. Town Board Referral**

**Lake Osceola Rezone**

*Location:* 6.14-1-2; 3000 Navajo Street

*Description:* Proposed zoning amendment to the Lake Osceola Planned Design District Overlay zone to add the property located at 3000 Navajo Street.

**9. Nathan's/Mister Softee**

**Discussion Outdoor Seating**

*Location:* 37.14-2-52; 1990 Commerce Street

*Contact:* Mike O'Neil

*Description:* Applicant constructed an outdoor seating area without approval.