

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 ALBERT A. CAPELLINI COMMUNITY & CULTURAL CENTER 1974 Commerce Street, Yorktown Heights, NY 10598

June 24, 2024
7:00 PM

1. Correspondence
2. Meeting Minutes – June 10, 2024

REGULAR SESSION

3. **Shrub Oak International School**
Request for Second One-Year Time Extension
Location: 26.05-1-4; 3151 Stony Street
Contact: Zarin & Steinmetz
Description: Approved site plan and stormwater permit by Resolution #22-18 dated August 15, 2022.
4. **Atlantic Appliance**
Request for First One-Year Time Extension
Location: 37.15-1-31 & 35; 2010 Maple Hill Street
Contact: Site Design Consultants
Description: Approved site plan for a two-story, 25,720 SF building on 5 acres in the C-2 and C-4 zones by Resolution #20-10 dated July 13, 2020, and reapproved by Resolution #23-09 dated June 12, 2023.
5. **Gardena Hotel**
Request for First One-Year Time Extension
Location: 37.14-2-54; 1952 Commerce Street
Contact: Site Design Consultants
Description: Approved site plan for a 18-room boutique hotel with rooftop bar/grill, parking, and landscaping by Resolution #23-10 dated June 26, 2023.
6. **Underhill Farm**
Request for First One-Year Time Extension
Location: 48.06-1-30; 370 Underhill Avenue
Contact: Tim Miller Associates, Site Design Consultants, Colliers Engineering, Hudson Cultural Services
Description: Approved mixed use development of 148 residential units, 11,000 SF commercial space, and recreational amenities on a 13.78 acre parcel by Resolution #23-13 dated July 17, 2023.

WORK SESSION

7. **Underhill Farm**
Discussion Site Plan Amendments
Location: 48.06-1-30; 370 Underhill Avenue
Contact: Tim Miller Associates, Site Design Consultants, Colliers Engineering, Hudson Cultural Services
Description: Proposed amendments to previously approved mixed use development by Resolution #23-13 dated July 17, 2023.

8. Chipotle – Lowes Pad “C”

Discussion Construction Details

Location: 26.19+-1-1; 3180 Crompond Road (Route 202)

Contact: Site Design Consultants

Description: Proposed amendment to the retaining wall details page.

9. Nathan’s/Mister Softee

Discussion Special Use Permit

Location: 37.14-2-52; 1990 Commerce Street

Contact: Mike O’Neil

Description: Special Use Permit application for an outdoor seating area.

10. 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.

11. 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 SF recycling center with 1,672 LF of road, associated parking and office space. The proposed accessory storage for the recycling facility requires a special use permit.

12. Nantucket Sound Sons LLC

Discussion Amended Site Plan

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.

13. Curry Honda Large Scale Solar

Discussion Site Plan

Location: 35.08-1-10; 3845 Crompond Road

Contact: Michelle Walker, Freedom Solar Power

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