

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

July 15, 2024
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – June 24, 2024**

REGULAR SESSION

3. **Colangelo Subdivision**
Request for 90 Day Time Extension
Location: 35.16-1-4; 1805 Jacob Road
Contact: Hocherman, Tortorella & Wekstein LLP
Description: Approved 6-lot subdivision in the R2-160 zone by Res #21-01, dated February 8, 2021.
4. **Chipotle – Lowes Pad “C”**
Decision Statement
Location: 26.19-1-1; 3180 Crompond Road (Route 202)
Contact: Site Design Consultants
Description: Proposed amendment to the retaining wall.
5. **Underhill Farm**
Decision Statement Site Plan Amendments
Decision Statement Mansion Renovation
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. Proposed renovations to the Underhill Mansion to support an adaptive reuse, while preserving and repairing various historic architectural elements.

WORK SESSION

6. **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.
7. **Teatown Campus Renovation**
Discussion Site Plan
Location: 69.14-1-5, 6, 7, 8, 8.1; 1600 Spring Valley Road
Contact: Alan Sorkin, DTS Provident
Description: Campus renovations including the Nature Center and the adjoining areas north and south of Spring Valley Road.

8. 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.

9. Lamp Subdivision

Discussion Minor Subdivision

Location: 70.08-1-8; 357 Crow Hill Road

Contact: David Steinmetz, Zarin & Steinmetz

Description: Proposed subdivision of a 4.463-acre lot in the R1-80 zone.

10. Aronson Subdivision

Discussion Minor Subdivision

Location: 48.05-1-34; 1879 French Hill Road

Contact: Gilda Aronson

Description: Proposed subdivision of a 1.9-acre lot in the R1-40 zone.

11. 401 East Main Street

Discussion Site Plan

Location: 6.14-1-44; 401 East Main Street

Contact: Hildenbrand Engineering, PLLC, Rich McHale

Description: Proposed 24'x30' office building with associated parking, septic, and stormwater system on a 0.38 acre site in the CC zone.

12. Wipe Your Paws

Discussion Site Plan

Location: 37.14-1-45; 2013 Crompond Road

Contact: Cristina Racanelli

Description: Proposed dog grooming and daycare facility at 2013 Crompond Road.

13. Zoning Board Referral

Atrac Recycling Facility - ZBA #18/24

Location: 6.18-1-37; 76 Route 6

Contact: Margaret McManus P.E.

Description: Request for an area variance to allow a 101-ft setback from the eastern boundary line where 200 feet is required.

14. Town Board Referral

Amending Chapter 300 - Zoning

Description: Proposed local law amending Chapter 300 of the Code of the Town of Yorktown entitled "Zoning" to allow Pet Care Facilities in the C-3, C-4, and OB Zoning Districts.