

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

August 12, 2024
7:00 PM

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

REGULAR SESSION

3. **Garden Lane Apartments**
Request for One-Year Time Extension
Location: 35.08-1-27; Old Crompond Road & Garden Lane
Contact: Dimovski Architecture, PLLC
Description: Approved 20 unit apartment units with associated parking and site improvements pursuant to a 1990 rezone of 1.56 acres to the R-3 zone by Planning Board Resolution #23-16 dated August 14, 2023.
4. **Volta EV Charging Stations at Staples Plaza**
Request for Second One-Year Time Extension
Location: 36.06-2-76; 3333 Crompond Road
Contact: Cuddy & Feder
Description: Approved electric vehicle charging stations in existing curbed islands adjacent to existing parking spaces by Planning Board Resolution #22-19 dated August 15, 2022.
5. **Wipe Your Paws**
Decision Statement Special Use Permit
Location: 37.14-1-45; 2013 Crompond Road
Contact: Cristina Racanelli
Description: Proposed dog grooming and daycare facility at 2013 Crompond Road.

WORK SESSION

6. **Savannah's Restaurant**
Discussion Site Plan
Location: 25.20-1-3; 3901 Crompond Road
Contact: Gina & Paul DiPaterio
Description: Proposed outdoor dining patio and site improvements.
7. **Curry Honda**
Discussion Site Plan
Location: 35.08-1-10; 3845 Crompond Road
Contact: Architectural Visions, PLLC
Description: Proposed renovation of showroom, front façade, and front parking lot including the addition of vehicle display parking spaces and relocation of the pylon sign and flag pole.

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 Planning Board Resolution #21-14 dated August 9, 2021.

9. Guiding Eyes for the Blind

Discussion Site Plan

Location: 36.06-2-72; 3241 Crompond Road

Contact: Site Design Consultants; Zarin & Steinmetz

Description: Approved construction of a guide dog training facility/kennel/veterinary hospital and office space on 12.24 acres in the interchange zone by Planning Board Res. #23-21 dated 12/4/2023.

10. Bartosch Approved Subdivision

Discussion Site Plan

Location: 59.10-2-3; 520 Vine Road

Contact: Site Design Consultants

Description: Approved subdivision by Planning Board Resolution #11-01 dated January 24, 2011 and Planning Board Resolution #12-09 dated June 7, 2012.

11. Ryder Subdivision

Discussion Minor Subdivision

Location: 48.06-1-12; 532 Underhill Avenue

Contact: Site Design Consultants

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.

12. Grishaj Subdivision

Discussion Major Subdivision

Location: 16.17-2-77; 3319 Stony Street

Contact: Site Design Consultants

Description: Proposed to subdivide an 8.07-acre parcel in the R1-20 zone into 10 single-family residential lots and 1 conservation lot by extending High Point Drive and connecting to South Shelley Street.

13. Jacob Road Solar

Discussion Site Plan and Special Use Permit

Location: 35.16-1-4; 1805 Jacob Road

Contact: Nicholas Vamvas

Description: Applicant is seeking site plan and special use permit approval to develop a 3.125 megawatt AC solar facility on a 53-acre project site in the R1-160 zone. This property is Lot #6 Colangelo Subdivision.

14. Town Board Referral – AMS, LLC

Location: 5.19-1-15; 800 East Main Street, Jefferson Valley (Contractors Register property)

Contact: DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

Description: Referral for review of the DEIS for the proposed rezone of 35.53 acres in the OB zone to RSP-2 for a active adult residential community consisting of 250 units including a mix of rental and for-sale townhomes, together with amenities, parking, and related infrastructure.

**15. Planning Board
Discussion Cumulative Project Impacts on Route 6 Corridor**

Last revised: August 9, 2024