

## 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

September 9, 2024  
7:00 PM

1. Correspondence
2. Meeting Minutes – August 12, 2024

### REGULAR SESSION

3. **Crystal Court Subdivision  
Request for Time Extensions and Reapproval**

*Location:* 27.11-2-43; Crystal Court

*Contact:* Panbar Realty

*Description:* Requests for two 90-day extensions, a reapproval, and a first 90-day extension to bring the project up to date. The project consists of a three-lot subdivision on 5.07 acres in the R1-20 zone approved by Resolution #21-19 dated September 13, 2021 and reapproved by Resolution #23-03 on March 27, 2023.

4. **Envirogreen Associates  
Request for Re-approval**

*Location:* 15.16-1-30 & 31; 1833-1875 East Main Street, Mohegan Lake

*Contact:* Site Design Consultants

*Description:* Request for reapproval of Resolution #21-22 dated September 27, 2021, redevelopment of the property to construct a new 12,400 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.

5. **Curry Honda  
Public Informational Hearing**

*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.

6. **Teatown Campus Renovations  
Public Informational Hearing**

*Location:* 69.14-1-5, 6, 7, 8, 8.1; 1600 Spring Valley Road

*Contact:* DTS Provident Design Engineering

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

7. **Ryder Subdivision  
Public Hearing**

*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.

**WORK SESSION**

**8. 209 Sandpiper Court**

**Discussion Site Plan**

*Location:* 16.20-2-29; 209 Sandpiper Court

*Contact:* Shell Construction

*Description:* Proposed sundeck extension leaving a rear yard setback of 10 feet.

**9. Foothill Solar**

**Discussion Mitigation Plan**

*Location:* 15.07-1-7; 3850 Foothill Street

*Contact:* Northeast Ecology

*Description:* Proposed installation of 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system disturbing 15.90 acres on 34.23 acre in the R1-20 zone.

**10. 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

**11. MJM Subdivision**

**Discussion Major Subdivision**

*Location:* 17.18-2-2; 3232 Gomer Street

*Contact:* Site Design Consultants

*Description:* Proposed flexibility alternative for 13-lot single family subdivision on 12 acres in the R1-20 zone.

**12. 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 15 acre portion of Lot 4 of the Colangelo Subdivision.

**13. Town Board Referral**

**Residences at Lafarge**

*Contact:* Site Design Consultants, Zarin & Steinmetz

*Description:* Proposed rezone of a 21.64 acre lot from R1-20 to RSP-2 to accommodate a 144 unit active senior community with onsite medical support services.

**14. Town Board Referral**

**2291 Hickory Street**

*Contact:* Panny Industries Inc.

*Description:* Referral of MS4 Stormwater Permit and Tree Removal Permit for a single family home, driveway, septic system and connection to municipal water at 2291 Hickory Street.

**15. Town Board Referral**

**Amending Chapter 300 – Recycling Facilities**

*Description:* Proposed amendments to Chapter 300 regarding recycling facilities.

**16. Town Board Referral**

**Amending Chapter 300 – Solar Law**

*Description:* Proposed amendments to Chapter 300 regarding solar power generation and facilities.

**17. Town Board Referral**

**Battery Storage Facilities Moratorium**

*Description:* Proposed local law to establish a six month moratorium regarding “Battery Energy Storage Systems.”