

## 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

January 13, 2025  
7:00 PM

1. Correspondence
2. Meeting Minutes – December 23, 2024

#### REGULAR SESSION

#### 3. Garden Lane Subdivision

##### Decision Statement

*Location:* 35.08-1-27; Old Crompond Road

*Contact:* Garden Lane Development LLC

*Description:* Discussion to begin clearing pursuant to approved site plan by Resolution #23-16 dated August 14, 2023.

#### 4. Guiding Eyes for the Blind

##### Decision Statement

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

*Contact:* Site Design Consultants

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

#### 5. Colangelo Major Subdivision

##### Request for Reapproval

*Location:* 35.16-1-4; 1805 Jacob Road

*Contact:* Site Design Consultants

*Description:* Approved 6-lot subdivision in the R1-160 zone by Resolution #21-01, dated February 8, 2021.

#### WORK SESSION

#### 6. Envirogreen Associates

##### Discussion Site Plan

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

*Contact:* Site Design Consultants

*Description:* Proposed amendment to site plan previously approved by Resolution #21-22 dated September 27, 2022. Applicant is proposing two smaller buildings, one being 6,284 sq. ft and the second being 4,100 sq. ft in place of the approved 13,278 sq. ft building.

#### 7. Walgreens fka CVS

##### Discussion Site Plan

*Location:* 26.18-1-23, 25, 26; 3320 Crompond Road

*Contact:* Cuddy & Feder

*Description:* Proposed changes to site plan previously approved by Resolution #23-11 dated July 17, 2023.

**8. Par 3 Golf Course**

**Discussion Amended Site Plan**

*Location:* 16.07-1-38; 795 Route 6

*Contact:* Matthew Behrens Architect

*Description:* Proposed amendments to site plan previously approved by Resolution #21-30 dated December 6, 2021.

**9. Town Board Referral**

**Foothill Subdivision**

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

*Contact:* Peder Scott, P.E., R.A.

*Description:* Requested rezone of a 16.8-acre lot in the R1-40 zone to facilitate the development of a 20-unit multi-family rental property.

**10. Underhill Farms**

**Discussion Minor Subdivision**

*Location:* 48.06-1-30; 370 Underhill Avenue

*Contact:* Site Design Consultants

*Description:* Proposed minor subdivision of site plan approved by Resolution #24-13 dated July 15, 2024.

**11. ZBA Referral #39/24**

**Panbar Realty**

*Location:* 16.17-4-20, 22; 3301 & 3307 Lookout Street

*Contact:* Panbar Realty

*Description:* Request to combine two lots to create one single lot requiring a variance for a total amount lot area of 10,000 sq. ft where 20,000 sq. ft is required.

**12. ZBA Referral #41/24**

**Teatown Campus Renovation**

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

*Contact:* DTS Provident

*Description:* Variance request regarding mandatory sprinkler system requirements for a proposed one-story, 5,920 sq. ft education building to be located north of the Teatown Nature Center.

**13. Town Board Referral**

**Chapter 280 – Water**

*Description:* Proposed local law to amend Chapter 280 entitled “Water.”