

**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

**March 24, 2025
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – March 10, 2025**

REGULAR SESSION

3. Five Below

Decision Statement

Location: 37.18-2-56; 335 Downing Drive

Contact: Heather Spohn

Description: Application for a Special Use Permit for permanent seasonal outdoor sales.

4. 401 East Main Street

Decision Statement

Location: 6.17-1-42 & 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 Country Commercial zone.

5. Teatown Campus Renovation

Decision Statement

Location: 69.14-1-5,6,7,8,9; 1600 Spring Valley Road

Contact: Alan Sorokin, Managing Director

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

6. Underhill Farm – Minor Subdivision

Decision Statement

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.

WORK SESSION

7. Underhill Farm – Site Plan

Discussion Site Plan Amendments

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed amendments to previously approved mixed use development by Resolution #23-13 dated July 17, 2023.

8. Moundroukas

Discussion Site Plan

Location: 16.07-1-2; 3665 Barger Street

Contact: Judson Siebert

Description: Proposed construction of a 2,450 square foot commercial building on a .32 acre parcel within the C-2 zone.

9. Town Board Referral

Louella Road – Stormwater Permit

Location: 27.05-1-33; Louella Road

Contact: Mike Panny, SMP Homes Inc.

Description: Stormwater Permit application for a new home, septic, and driveway on a .93 acre lot in the R1-20 zone.

10. Town Board Referral

Chapter 250 – Streets and Sidewalks

Description: Proposed amendment to Chapter 250 entitled “Streets and Sidewalks,” deleting Article VI entitled “Snow and Ice Removal” in its entirety.

11. Town Board Referral

Chapter 216 – Peace and Good Order

Description: Proposed amendment to Chapter 216 entitled “Peace and Good Order,” Section 216-10, “Sidewalk Maintenance” regarding snow and ice.