

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

April 7, 2025
7:00 PM

1. Correspondence
2. Meeting Minutes – March 24, 2025

REGULAR SESSION

3. **Dorchester Glen Subdivision
First 90-Day Time Extension**

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Request for a first 90-day time extension for a 5-lot subdivision on 24.26 acres in the R1-20 zone previously approved by Res #22-28 dated November 14, 2022.

4. **Home & Hearth
Second One-Year Time Extension**

Location: 15.12-1-2; 1750 East Main Street

Contact: Site Design Consultants

Description: Request for a second one-year time extension for a site plan previously approved by Resolution #23-07 dated May 22, 2023.

5. **Underhill Farm – Minor Subdivision
Decision Statement**

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed minor subdivision of the previously approved Underhill Farm Site Plan.

WORK SESSION

6. **Underhill Farm – Site Plan
Discussion Site Plan Amendments**

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed amendments to a mixed use development previously approved by Resolution #23-13 dated July 17, 2023 and amended by Resolution #24-13 dated July 15, 2024.

7. **Moundroukas
Discussion Site Visit**

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.

8. Miraggio Restaurant

Discussion Special Use Permit for Outdoor Seating

Location: 37.15-1-23; 90 Triangle Center

Contact: JMF Architects

Description: Request to construct a permanent, 114 seat, outdoor dining area.

9. ZBA Referral #04-25

Ardolino

Location: 27.10-1-26; 2853 Hedwig Drive

Contact: Richard Ardolino, Geoffrey Ardolino

Description: Request for an area variance due to a proposed lot line adjustment altering two adjacent lots. Lot 26 from 20,009 square feet to 17,839.6 square feet and lot 25 from 13,544.5 square feet to 15,713.97 square feet. Both parcels are located within the R1-20 Zoning District.

10. Town Board Referral

Chapter 300 – Accessory Dwelling Units

Description: Proposed local law to amend Section 300-38 to regulate accessory dwelling units in single-family homes by modifying several bulk requirements related to the size of accessory dwelling units and lot area on which they may be allowed.