

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

**October 16, 2023
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – October 2, 2023**

EXECUTIVE SESSION

For advice of council on conditions of resolutions.

REGULAR SESSION

- 3. Colangelo Subdivision
Request for 2nd 90 Day Time Extension**
Location: 35.16-1-4; 1805 Jacob Road
Contact: Hocherman, Tortorela & Wekstein, LLP
Description: Approved 6-lot subdivision in the R2-160 zone by Res #21-01 dated February 8, 2021.
- 4. Catalo Building
Discussion Outdoor Seating**
Location: 37.18-2-66; 1929 Commerce Street
Contact: Perry Gusikoff
Description: Proposed outdoor seating area and elimination of 4 parking spaces.

WORK SESSION

- 5. Nantucket Sound Sons
Discussion Proposed Field Changes**
Location: 37.18-2-86; 385 Kear Street
Contact: Joseph Thompson Architect
Description: Proposed siding material changes to previously approved site plan by Res #21-14, dated August 9, 2021.
- 6. Stahmer Subdivision Kane Residence
Discussion Residential Site Plan**
Location: 59.1-1-10.1; 535 Jerome Road
Contact: P.W. Scott Engineering and Architecture, P.C.
Description: Proposed site plan for a 3,383 sf single-family residence, a 1,300 sf barn, and a 1,080 sf pool, located on a 4.3 acre parcel, previously approved for a different applicant. Construction has been reduced by 380 sf from original approved plan. Previously approved SWPPP will remain. Tree removal has already taken place following previously approved Tree Mitigation Plan.

7. Guiding Eyes for the Blind – Training School Kennel

Discussion Site Plan

Location: 36.06-2-72; 3241 Crompond Road

Contact: Zarin & Steinmetz, Site Design Consultants

Description: Proposed construction of a Guide Dog training facility/kennel/veterinary hospital and office space with associates parking, stormwater management, utilities, landscaping, and lighting on 12.24 acres in the interchange zone.

8. Toll Brothers at Catherine Street

Town Board Referral

Location: 35.12-1-2 & 35.08-1-45; 2302 Catherine Street & 2448 Catherine Street

Contact: Zarin & Steinmetz, Site Design Consultants

Description: Discussion of an amended layout and supporting studies for the proposed rezone of the site to construct a 118-unit townhouse community with clubhouse and pool for 55+ active adults.

Last revised: October 13, 2023