

## 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

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 2<sup>nd</sup> 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**  
**Discusson 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**