

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

**May 5, 2025
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – April 21, 2025**

REGULAR SESSION

- 3. Miraggio Restaurant
Decision Statement**
Location: 37.15-1-23; 90 Triangle Center
Contact: JMF Architects
Description: Request for a special use permit to construct a permanent, 114 seat, outdoor dining area.

WORK SESSION

- 4. Coulter Site Plan
Discussion Site Plan**
Location: 70.1010-1-29.1 & 70.10-1-29.2; 648 & 644 Pines Bridge Road
Contact: John Alfonzetti, P.E.
Description: Proposed site plan for a single-family home on a 3.83-acre lot within the R1-80 zoning district. Applicant proposes to merge lots 1 and 2 of the 650 Pines Bridge Road subdivision approved by Resolution #22-08, dated March 14, 2022.
- 5. Toll Brothers
Discussion Site Plan**
Location: 35.12-1-2 & 35.08-1-45; 2302 & 2448 Catherine Street
Contact: Zarin & Steinmetz
Description: Proposal to subdivide the 50.51-acre lot into two parcels (48.05-acre parcel and 2.46-acre parcel). The 48.06-acre parcel is then proposed to be developed with a 118-unit townhome active adult community with associated amenity clubhouse and pool, roads, utilities, stormwater management infrastructure, landscaping and related improvements. The smaller 2.46-acre parcel will remain with the existing Field Home building.
- 6. ZBA Referral #15-25
Lamp Subdivision**
Location: 70.08-1-8; 357 Crow Hill Road
Contact: Zarin & Steinmetz
Description: Proposed 2-lot subdivision of a 4.463-acre lot in the R1-80 zone. Applicant is requesting a frontage variance from the Town Zoning Code, and from N.Y. Town Law Section 280-a.

7. 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.

8. Town Board Referral

Chapter 300 – Battery Energy Storage Systems

Description: Proposed amendments to remove Tier 2 battery storage systems from all zoning districts in the Town of Yorktown.

9. Town Board Referral

Chapter 300 – Solar Power Generation Systems and Facilities

Description: Proposed amendments to remove Large-Scale Solar Generation Systems and Facilities from residential zones.