

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

**June 30, 2025
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – June 9, 2025**

REGULAR SESSION

3. Lamp Subdivision

Public Hearing

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.

4. Toll Brothers

Public Informational Hearing

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 48.05-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.

WORK SESSION

5. AMS, LLC fka Contactors Register

Discussion Site Plan

Location: 5.19-1-15; 800 East Main Street

Contact: Janet J. Giris, Esq.

Description: Proposed redevelopment of a 35.53-acre parcel with 180 dwelling units in 2, 4-story buildings consisting of 60 one-bedroom units and 120 two-bedroom units. The property was rezoned from OB to RSP-2 by a Town Board Resolution dated May 13, 2025.

6. Town Board Referral

Hidden Valleys

Location: 3000 Navajo Road; 6.14-1-2

Contact: Joe Eriole, Esq. of Abrams Fensterman, LLP

Description: Proposal to add the 49.6-acre parcel to the Lake Osceola Planned Design District Overlay Zone for the purpose of redeveloping the site into a mixed-use commercial, recreation, and multi-family residential development. A 23,000SF athletic facility, 5,500SF clubhouse, and 242 units of multi-family housing is proposed to be constructed.

7. Poggioreale

Discussion Site Plan

Location: 26.20-2-3; 2829 Crompond Road

Contact: Vincent & Christina Poggioreale

Description: Proposed Day Care Center/Preschool on a 33,403 square foot lot in the R1-80 zone.

8. Lowe's Rooftop Solar

Discussion Site Plan

Location: 26.18-1-19; 3200 Crompond Road

Contact: Powerflex

Description: Proposed 754 kW Photovoltaic Solar System on the existing Lowe's.

9. Town Board Referral

Mohegan Lake Improvement District

Location: Lake Mohegan

Contact: Ken Belfer

Description: Proposed treatment of Lake Mohegan with an automated system of biological treatments to accelerate the decomposition of accumulated organic matter in the lake bottom organic sediment.