

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

**August 11, 2025
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – July 14, 2025**

REGULAR SESSION

- 3. Lowe's Home Improvement
Public Hearing**

Location: 26.18-1-19; 3200 Crompond Road

Contact: Powerflex

Description: Proposed 754 kW-DC/560 kW-AC rooftop solar array on the existing Lowe's building.

- 4. Poggioreale
Adjourned Public Hearing**

Location: 26.20-2-3; 2829 Crompond Road

Contact: Vincent & Christina Poggioreale

Description: Proposed 4,000 square foot two-story day care/preschool on a 33,403 square foot lot in the R1-80 zone.

- 5. Toll Brothers
Public Hearing**

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

Contact: Zarin & Steinmetz, LLP

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.

- 6. BJ's Wholesale Club, Inc.
Request for Renewal of Special Use Permit**

Location: 36.06-2-75; 3315 Crompond Road

Contact: Graham Luce

Description: Request for renewal of a special use permit for outdoor display and sales originally approved by Planning Board Resolution #10-13 dated July 12, 2010 and renewed by Planning Board Resolutions #15-09 dated August 10, 2015 and #20-15 dated September 4, 2020.

- 7. Coulter Site Plan
Decision Statement**

Location: 70.10-1-29.1 & 70.10-1-29.2; 648 & 644 Pines Bridge Road

Contact: MGM Burbon, LLC

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 Planning Board Resolution #22-08 dated March 14, 2022.

8. Bartosch Subdivision Lot 2

Request for a First One-Year time Extension

Location: 59.10-2-10; 520 Vine Road

Contact: Site Design Consultants

Description: Approved site plan by Planning Board Resolution #24-16 dated August 12, 2024 for Lot 2 of the Bartosch Minor Subdivision.

WORK SESSION

9. AMS Yorktown Active Adult Community

Discussion Site Plan

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

Contact: DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

Description: Proposed redevelopment of a 35.53-acre parcel with 180 dwelling units in two 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.

10. Envirogreen Associates

Discussion Amended Site Plan

Location: 15.16-1-30 & 31; 1833 & 1875 East Main Street

Contact: Site Design Consultants

Description: Proposed amendments to approved site plan by Planning Board Resolution #25-04 dated February 24, 2025. Applicant is proposing to relocate air-conditioning condenser units from the roof to ground-mounted locations behind each of the retail units. Additionally, Dunkin Donuts proposes outdoor refrigeration/freezer units behind the store. Aluminum fencing will be used as screening.

11. ZBA Referral #29/25

Pervizi

Location: 16.11-1-60; 3666 Old Yorktown Road

Contact: Snyder & Snyder, LLP and RIC Energy

Description: Application for a Use Variance to permit a 5MW public utility Tier 2 Battery Energy Storage System in the C-2/R1-20 zoning district where such use is not permitted pursuant to Section 300-81.5G of the Town Code.

Last revised: August 8, 2025