

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

**September 8, 2025
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – August 11, 2025**

REGULAR SESSION

- 3. BJ's Wholesale Club, Inc.
Request for Renewal of Special Use Permit**
Location: 36.06-2-75; 3315 Crompond Road
Contact: Tiffany Arsenault
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.
- 4. Toll Brothers
Adjourned 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.
- 5. AMS Yorktown Active Adult Community
Public Hearing**
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.

WORK SESSION

- 6. Poggioreale
Discussion Site Plan**
Location: 26.20-2-3; 2829 Crompond Road
Contact: Vincent & Christina Poggioreale
Description: Proposed 4,000 SF two-story day care/preschool on a 33,403 SF lot in the R1-80 zone.

7. 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.

8. 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.

9. Moundroukas

Discussion Site Plan

Location: 16.07-1-2; 3665 Barger Street

Contact: Keane & Beane, P.C.

Description: Proposed construction of a 2,450 SF commercial building on a .32-acre parcel within the C-2 zone.

10. Nantucket Sound Sons LLC

Amended Site Plan

Location: 37.18-2-86; 385 Kear Street

Contact: Joseph Thompson Architect

Description: Proposed changes to previously approved site plan by Planning Board Resolution #21-14 dated August 9, 2021.

11. Town Board Referral

436 East Main Street

Location: 6.17-1-3; 436 East Main Street

Contact: Site Design Consultants

Description: Proposed construction of a new home, driveway, septic system, and drainage detention system on a 1.13- acre property in the R1-10 zone.

12. Town Board Referral

Tanto Irrigation

Location: 48.07-2-11; Front Street/Edgewood Street

Contact: Site Design Consultants

Description: Proposed amendment to the approved zoned use of the site. The Applicant proposes a 5,400 SF, two story building, consisting of an irrigation equipment repair shop, storage area, and office space. A 6' screened fenced in storage area for irrigation equipment, vehicles, and materials is also proposed.