

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

**October 6, 2025
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – August 11, 2025 and September 8, 2025**

REGULAR SESSION

3. Moundroukas

Public Informational Hearing

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.

4. Roberta Front Street

Request for Reapproval

Location: 48.07-2-11, 13, 15, 17; Front Street

Contact: Site Design Consultants

Description: An approved site plan for a 2,108 SF one-story building and a 5,370 SF two-story building on 0.80-acres in the transitional zone. This project is currently before the Town Board for an amendment to construct one 5,400 SF, two-story building.

5. Envirogreen Associates

Decision Statement

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.

WORK SESSION

6. Toll Brothers

Discussion Site Plan and Minor Subdivision

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.

7. 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.

8. Nantucket Sound Sons LLC

Discussion 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.

9. Town Board Referral

3766 Foothill Street

Location: 15.08-1-6; 3766 Foothill Street

Contact: Brian Plotkin

Description: Proposed construction of a single-family house and driveway on a 7.96-acre parcel within the R1-20 zone. The home will be served by municipal water and sewer.

10. Town Board Referral

2131 Mohansic Avenue

Location: 36.15-1-16; 2131 Mohansic Avenue

Contact: Site Design Consultants

Description: Proposed 814 SF addition to an existing 580 SF home, a new asphalt driveway, and a 625 SF paver patio on a 0.44-acre parcel within the R1-40 zone

11. Town Board Referral

3370 Hollywood Street

Location: 16.17-4-20 & 22; 3370 Hollywood Street

Contact: Panbar Realty, LLC

Description: Proposed construction of a single-family house and driveway on a 0.23-acre parcel within the R1-10 zone. The home will be served by municipal water and sewer.

12. Town Board Referral

2830 Stony Street

Location: 26.14-1-9; 2830 Stony Street

Contact: Badey & Watson Surveying & Engineering, D.P.C.

Description: Proposed construction of a single-family house, driveway, and septic on a 1.28-acre parcel within the R1-40 zone.

13. Town Board Referral

2824 Stony Street

Location: 26.14-1-10

Contact: Badey & Watson Surveying & Engineering, D.P.C.

Description: Proposed construction of a single-family house, septic, driveway, and pool on a 2.05-acre parcel within the R1-40 zone.