

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 23, 2022
7:00 PM

1. Correspondence
2. Meeting Minutes – May 9, 2022

REGULAR SESSION

3. **Shrub Oak International School
Public Hearing**

Location: 26.05-1-4; 3151 Stony Street

Contact: DTS Provident Design Engineering

Description: Proposed amendments to the approved Phase II site improvements.

4. **Pied Piper Preschool
Public Hearing**

Location: 37.14-2-8; 2090 Crompond Road

Contact: Site Design Consultants

Description: Proposed modification to a row of parking to accommodate existing play area.

5. **Dorchester Glen Subdivision
Public Informational Hearing**

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Proposed 4 lot subdivision on 24.26 acres in the R1-20 zone.

WORK SESSION

6. **Lakeview Estates Lot 6
Discussion Site Plan**

Location: 47.11-1-15; 1102 Gambelli Drive

Contact: TJ Engineering, LLC

Description: Proposed residence on the last subdivision lot in the Lakeview Estates subdivision.

7. **Arrowhead Subdivision Lot 6.4
Discussion Site Plan**

Location: 48.13-1-6.4; 821 Shiqer Gashi Court

Contact: Taylor Palmer, Esq., Cuddy & Feder

Description: Proposed site plan for lot 6.4 in the Arrowhead Subdivision.

8. **Rob's Poultry Supply Store
Discussion New Use in Existing Shopping Center**

Location: 37.14-1-46; 2023 Crompond Road

Contact: Acme Realty

Description: Proposed poultry supply store in existing store front.

9. 2040 Greenwood Street

Discussion Dumpster Enclosure

Location: 37.15-1-38; 2040 Greenwood Street

Contact: Rick Cipriani

Description: Applicant proposes a fence across the driveway to screen the larger dumpster that is in use instead of constructing the dumpster enclosure shown on the approved site plan.

10. Burger King

Discussion Site Plan

Location: 37.18-2-57; 385 Downing Drive

Contact: Michael Grace, Esq.

Description: Proposed second ordering line for drive-thru and restriping of parking adjacent to the new drive-thru lane.

11. Wendy's at Staples Plaza

Discussion Site Plan

Location: 27.14-1-45; 3399 Crompond Road

Contact: Urstadt Biddle

Description: Proposed renovation of the Dunkin Donuts building for a Wendy's Restaurant.

12. Yorktown Rehab & Nursing Center Solar Projects

Discussion Site Plan & Special Use Permits

Location: 35.12-1-3; 2300 Catherine Street

Contact: Ecogy New York

Description: Proposed installation of a 698 kW DC/467 kW AC solar canopy system over existing parking with a 548 kWh Tier 1 Battery Energy Storage System and installation of a 284 kW DC/260 kW AC ground mounted solar array on a 12.84 acre parcel in the RSP-3 zone with existing skilled nursing facility.

13. Underhill Farm

Discussion Wetland & Fiscal Assessments

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed mixed use development of 148 residential units, 11,000 SF retail, and recreational amenities. Original main structure to remain and to be used for a mix of uses. Development is proposed on a 13.78 acre parcel in the R1-40 with Planned Design District Overlay Zone authorization from the Town Board.

Last revised: May 19, 2022