

**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 15, 2022
7:00 PM**

- 1. Correspondence**
- 2. Meeting Minutes – July 25, 2022**

REGULAR SESSION

- 3. Shrub Oak International School
Discussion Amended Site Plan**
Location: 26.05-1-4; 3151 Stony Street
Contact: DTS Provident Design Engineering
Description: Proposed amendments to the approved site plan and stormwater permit.
- 4. Volta EV Charging Stations at Staples Plaza
Public Hearing**
Location: 36.06-2-76; 3333 Crompond Road
Contact: Cuddy & Feder
Description: Two proposed electric vehicle charging stations in existing curbed islands adjacent to existing parking spaces.
- 5. Dorchester Glen Subdivision
Public 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. Wendy's at Staples Plaza
Discussion Amended Site Plan**
Location: 36.06-2-76; 3399 Crompond Road
Contact: Chiesa Shahinian & Giantomasi, PC
Description: Proposed renovation of the approximately 3,500 SF Dunkin Donuts building for a Wendy's with drive-thru.
- 7. Town Board Referral
Proposed Zoning Code Amendment**
Location: 36.06-2-72; 3241 Crompond Road
Contact: Zarin & Steinmetz
Description: Proposed amendment to the Zoning Code to allow the Guiding Eyes for the Blind program and new kennel facility.

8. Uncle Giuseppe's Marketplace

Discussion Site Alterations

Location: 37.18-2-56; 329 Downing Drive

Contact: Jarmel Kizel Architects and Engineers, Inc.

Description: Replacement of concrete crosswalks with asphalt within parking lot.

9. Zoning Board Referral

Elezaj ZBA # 39/22, #40/22

Location: 25.12-2-32; 1658 Amazon Road

Contact: Michael Piccirillo

Description: Request for a special permit for accessory dwellings for an existing three-family house and cottage where the owner has never occupied the property and request for a variance to legalize 3 accessory apartments on 1.276 acres in the R1-40 zone.

10. Zoning Board Referral

Pied Piper ZBA # 50/22

Location: 37.14-2-8; 2090 Crompond Road

Contact: Dineen-Carey Holdings, LLC

Description: Request to allow a 18 SF wall sign on the side of the building where 4 SF is permitted.

11. ThermoDynamics Corp

Discussion Lighting Plan

Location: 6.18-1-30; 2989 Navajo Street

Contact: The Helmes Group, LLP

Description: Proposed building renovations and Lighting Plan for an existing building on 1 acre in the I-1 zone.

12. Granite Knolls Solar Project

Discussion Site Plan & Special Use Permit

Location: 26.09-1-22; 2975 Stony Street

Contact: HESP Solar LLC and Bergmann PC

Description: Proposed solar carport system at Granite Knolls Sports Complex.

13. Underhill Farm

Discussion Expanded EAF

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed mixed use development of 148 residential units, 17,580 SF commercial space, and recreational amenities. Original main structure to remain and be reused. 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: August 11, 2022