

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 12, 2022
7:00 PM

1. Correspondence
2. Meeting Minutes – August 15, 2022

REGULAR SESSION

3. ThermoDynamics Corp
Decision Statement

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.

4. Uncle Giuseppe's Marketplace
Decision Statement

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.

5. Granite Knolls Solar Project
Adjourned Public Hearing

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.

6. Wendy's at Staples Plaza
Public Informational Hearing

Location: 36.06-2-76; 3399 Crompond Road

Contact: Chiesa Shahnian & Giantomasi, PC

Description: Proposed renovation of the approximately 3,500 SF Dunkin Donuts building for a Wendy's with drive-thru.

WORK SESSION

7. Staples Plaza Battery Energy Storage System Expansion
Discussion Special Use Permit

Location: 36.06-2-76; 3333 Crompond Road

Contact: Mayflower Energy Engineering

Description: Proposed installation of 2 additional Tesla megapack units with a total energy capacity of 6,160 kWh, to be connected to the main utility grid and assist with electrical demand. Installation would remove 3 parking spaces.

**8. Dorchester Glen Subdivision
Discussion Subdivision**

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Proposed 5 lot subdivision on 24.26 acres in the R1-20 zone.

**9. Guiding Eyes for the Blind
Discussion Proposed Fence**

Location: 27.13-3-17; 611 Granite Springs Road

Contact: Studio Architecture, DPC

Description: Proposed fencing around the front of the property to completely enclose the site.

**10. Town Board Referral
Gulf Gas Station**

Location: 3451 Crompond Road; 36.06-1-25

Contact: Kristen Schawalder, Sevan Solutions

Description: Proposed renovation of existing gas station for new tanks, pumps, canopy, and 7-Eleven convenience store.

**11. Town Board Referral
Volta Charging Stations at the Jefferson Valley Mall**

Location: 650 Lee Boulevard; 16.12-1-24 & 25

Contact: Cuddy & Feder

Description: Proposed electric vehicle charging stations at four existing parking spaces.

**12. IBM Battery Storage and EV Charging Stations
Discussion Site Plan & Special Permit**

Location: 1101 Kitchawan Road; 69.16-1-1

Contact: Michael Landler, Powerflex

Description: Proposed 1 MW AC battery energy storage system and installation of an additional 79 electric vehicle charging stations.

**13. Garden Lane Development fka Hoffman Property
Discussion Residential Site Plan**

Location: Old Crompond Road & Garden Lane; 35.08-1-27

Contact: Dimovski Architecture, PLLC

Description: Proposed 20 unit apartment units with associated parking and site improvements pursuant to a 1990 rezone of 1.56 acres to the R-3 zone.

Last revised: September 8, 2022