

## TOWN OF YORKTOWN PLANNING BOARD

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Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

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### PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

November 14, 2022  
7:00 PM

1. Correspondence
2. Meeting Minutes – October 17, 2022

#### REGULAR SESSION

#### 3. Wendy's at Staples Plaza

##### Decision Statement

*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.

#### 4. Dell Avenue Solar Project

##### Public Hearing

*Location:* 70.05-1-2; Dell Avenue

*Contact:* Zarin & Steinmetz

*Description:* Proposed 3,625 kWac fixed tilt ground mount solar energy system with associated gravel access roads, fence, electrical equipment, stormwater management, and landscaping on approximately 14 acres of a 62.33 acre site.

#### 5. 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.

#### WORK SESSION

#### 6. Underhill Farm

##### Planning Board Discussion

*Location:* 48.06-1-30; 370 Underhill Avenue

*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.

#### 7. LMDS Realty

##### Pre-preliminary Application

*Location:* 35.08-1-11, 14, 15, 23; 3735 Crompond Road (Route 202)

*Contact:* Reuben Buck

*Description:* Proposed 2,913 square foot Dunkin with drive thru, parking, and associated site improvements.

**8. Town Board Referral**

**800 East Main Yorktown Dev AMC, LLC**

*Location:* 5.19-1-15; 800 East Main Street, Jefferson Valley (Contractors Register property)

*Contact:* DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

*Description:* Petition for a rezone from OB to RSP-2 for a active adult residential community consisting of 250 units including a mix of rental and for-sale townhomes, together with amenities, parking, and related infrastructure.

**9. Lowes Pad C**

**Discussion Site Plan**

*Location:* 26.19-1-1; 3180 Crompond Road (Route 202)

*Contact:* Site Design Consultants

*Description:* Proposed 2,283 square foot Chipotle with drive-thru, parking, and associated site improvements.

**Last revised: November 10, 2022**