

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

March 13, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – February 27, 2023

REGULAR SESSION

3. **IBM Battery Energy Storage
Public Informational Hearing Site Plan & Special Use Permit**
Location: 1101 Kitchawan Road; 69.16-1-1
Contact: Michael Landler, Powerflex
Description: Proposed 1 MW AC battery energy storage system to support solar canopy.
4. **SDML Realty, LLC aka Dunkin Route 202
Public Hearing Site Plan & Special Use Permit**
Location: 35.08-1-11, 14, 15, 23; 3735 Crompond Road (Route 202)
Contact: Reuben Buck
Description: Proposed 3,069 square foot Dunkin with drive thru, parking, and associated site improvements.

WORK SESSION

5. **Swope Trust
Pre-Preliminary Application**
Location: 6.17-1-30; 322 East Main Street, Jefferson Valley
Contact: Glenn Griffin
Description: Proposed 3,000 square foot commercial building for office use on approximately 2 acres in the Country Commercial zone.
6. **670 East Main Street
Discussion Site Plan**
Location: 16.08-1-34; 670 East Main Street, Jefferson Valley
Contact: Hahn Engineering
Description: Proposed to remove existing single family house and detached garage and construct five two-story, three-bedroom townhouses and 15 parking spaces.
7. **Gardena Hotel
Discussion Site Plan & Special Use Permit**
Location: 37.14-2-54; 1952 Commerce Street
Contact: Michael Grace, Esq. & Site Design Consultants
Description: Proposed demolition of existing building and construction of an 18-room boutique hotel with rooftop bar/grill, parking, and landscaping.

Last revised: March 9, 2023