

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

April 10, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – March 8, 2023 & March 27, 2023

REGULAR SESSION

3. Burger King

Decision Statement

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.

4. Gardena Hotel

Public Hearing

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.

5. 670 East Main Street

Public Informational Hearing

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 4 two-story, three-bedroom townhouses and 12 parking spaces.

WORK SESSION

6. IBM Battery Energy Storage

Discussion Site Plan & Special Use Permit

Location: 69.16-1-1; 1101 Kitchawan Road

Contact: Powerflex

Description: Proposed 1 MW AC battery energy storage system to support solar canopy.

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 7,833 kWh, next to the existing system. Installation would remove 4 parking spaces.

8. Town Board Referral

AMS Yorktown Development

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

Contact: DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

Description: Referral for review of the draft scoping document for the proposed rezone of 35.53 acres in the OB zone 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. Underhill Farm

Discussion Proposed Traffic Improvements

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Colliers Engineering, Site Design Consultants

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

Last revised: April 7, 2023