

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

May 22, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – May 3, 2023 & May 8, 2023

REGULAR SESSION

3. **Staples Plaza Battery Energy Storage System Expansion
Public Informational Hearing**
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.
4. **Garden Lane Apartments
Public Hearing**
Location: 35.08-1-27; Old Crompond Road & Garden Lane
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.
5. **Dell Avenue Solar Project
Adjourned 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.

WORK SESSION

6. **Burger King
Discussion Approved Site Plan**
Location: 37.18-2-57; 385 Downing Drive
Contact: Michael Grace, Esq.
Description: Approved second ordering line for drive-thru and restriping of parking adjacent to the new drive-thru lane.

7. EIB Development Solar Farm

Pre-Preliminary Discussion Site Plan, Subdivision & Special Use Permit

Location: 6.18-1-37; 76 Route 6, Jefferson Valley

Contact: Badey & Watson

Description: Proposed two-lot subdivision and solar farm on an 18.1-acre parcel in the I-1 zone. This property is the same as the former Zat Construction aka Tonndorff subdivision and site plan application.

8. MJM Land Development

Discussion Major Subdivision

Location: 17.18-2-2; 3232 Gomer Street

Contact: Site Design Consultants

Description: Proposed flexibility alternative for 13-lot single family subdivision on 12 acres in the R1-20 zone.

9. Town Board Referral

Sign Application for Gulf Station

Location: 15.12-2-8; 1530 East Main Street, Shrub Oak

Contact: Mohegan Auto

Description: Proposed LED price sign facing Route 6, freestanding sign on East Main Street, and pump signage.

10. Underhill Farm

Discussion Proposed Project

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Tim Miller Associates, Site Design Consultants, Colliers Engineering

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.

11. Town Board Referral

Two Amendments to the Town Code Regarding Fences

Description: It is proposed to remove the exemption from obtaining a building permit for fences and increase the side yard maximum height from 4.5 feet to 6.5 feet.

12. Zoning Board Referral

670 East Main Street

Location: 16.08-1-34; 670 East Main Street, Jefferson Valley

Description: Proposed to remove existing single family house and detached garage and construct 4 two-story, three-bedroom townhouses and 12 parking spaces.

Last revised: May 19, 2023