

## 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

June 12, 2023  
7:00 PM

1. Correspondence
2. Meeting Minutes – May 22, 2023

#### REGULAR SESSION

#### 3. Staples Plaza Battery Energy Storage System Expansion Public Hearing

*Location:* 36.06-2-76; 3333 Crompond Road

*Contact:* IPP Solar, LLC

*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. Atlantic Appliance Request for Reapproval

*Location:* 37.15-1-31 & 35; 2010 Maple Hill Street

*Contact:* Site Design Consultants

*Description:* Approved site plan for a two-story, 25,720 sf building on 5 acres in the C-2 and C-4 zones by Resolution #20-10 dated July 13, 2020.

#### 5. Colangelo Major Subdivision Request for 1st & 2nd 90 Day Time Extension

*Location:* 35.16-1-4; 1805 Jacob Road

*Contact:* Hocherman Tortorella & Wekstein, LLP

*Description:* Approved 6-lot subdivision in the R1-160 zone by Res #21-01 dated February 8, 2021.

#### WORK SESSION

#### 6. Granite Knolls Park Solar Project Discussion Approved Site Plan & Special Use Permit

*Location:* 26.09-1-22; 2975 Stony Street

*Contact:* HESP Solar LLC and Bergmann PC

*Description:* Approved solar canopy system at Granite Knolls Sports Complex.

#### 7. Underhill Farm Discussion Site Plan

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

*Contact:* Tim Miller Associates, Site Design Consultants, Colliers Engineering, Historical Perspectives, Inc.

*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: June 9, 2023