

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

July 17, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – June 26, 2023

REGULAR SESSION

3. **Walgreens fka CVS Pharmacy
Amended Decision Statement**

Location: 26.18-1-23, 25, 26; 3320 Crompond Road

Contact: Cuddy & Feder

Description: Approved site plan for a 14,698 square foot CVS Pharmacy with drive through and associated site improvements by Resolution #20-02 dated February 24, 2020.

4. **Staples Plaza Battery Energy Storage System Expansion
Decision Statement**

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.

5. **Shrub Oak International School
Request for 1st One-Year Time Extension**

Location: 26.05-1-4; 3151 Stony Street

Contact: Zarin & Steinmetz

Description: Approved site plan and stormwater permit by Res #22-18 dated August 15, 2022.

6. **Underhill Farms
Discussion & Decision Statement**

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Tim Miller Associates, Site Design Consultants, Colliers Engineering, Hudson Cultural Services

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.

WORK SESSION

7. **Guiding Eyes for the Blind – Training School Kennel
Discussion Site Plan & Special Permit**

Location: 36.06-2-72; 3241 Crompond Road

Contact: Zarin & Steinmetz, Site Design Consultants

Description: Proposed construction of a Guide Dog training facility/kennel/veterinary hospital and

office space with associated parking, stormwater management, utilities, landscaping, and lighting on 12.24 acres in the interchange zone.

8. 670 East Main Street

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

9. Garden Lane Apartments

Discussion Residential Site Plan

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.

10. Mucci Residence aka Brookside Village Subdivision Lot 1

Discussion Site Plan

Location: 37.10-2-77; 274 Landmark Court

Contact: Cronin Engineering

Description: Proposed site plan, stormwater pollution prevention plan permit, wetland permit, and tree permit for Lot 1 in the Brookside Village Subdivision.

11. Malendowicz Residence aka Anderson Subdivision

Discussion Site Plan

Location: 58.09-1-20.1; 1745 Croton Lake Road

Contact: Site Design Consultants

Description: Proposed site plan, stormwater pollution prevention plan permit, wetland permit, and tree permit for Lot 20.1 of the Anderson Subdivision.

12. Zoning Board of Appeals Referral

Falcone ZBA #17-23

Location: 16.09-2-6; 1450 East Main Street

Contact: Sandra Falcone, applicant

Description: Application to reconstruct an existing multifamily structure that has been approved by a variance dated July 29, 1976 for 3 dwelling units, where the applicant is requesting 4 dwelling units. This application will require a front yard variance of 22 feet where 40 feet is required.

Last revised: July 14, 2023