

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

February 12, 2024
7:00 PM

1. Correspondence
2. Meeting Minutes – January 22, 2024

WORK SESSION

3. **SMDL Realty, LLC aka Dunkin Route 202**
Discussion Approved Site Plan
Location: 35.08-1-11, 14, 15, 23; 3735 Crompond Road (Route 202)
Contact: Engineering & Surveying Properties, PC
Description: Approved 3,069 square foot Dunkin with drive thru, parking, and associated site improvements.
4. **BJ's Wholesale Club – Propane Filling Station**
Special Use Permit Renewal
Location: 36.06-2-75; 3303 Crompond Road
Contact: Diane Rae, BJ's Wholesale Club, Inc.
Description: Request for renewal of a Special Use Permit for a Propane Filling Station approved by Resolution #14-03, dated February 10, 2014.
5. **Underhill Farm**
Discussion Site Plan
Location: 48.06-1-30; 370 Underhill Avenue
Contact: Tim Miller Associates, Site Design Consultants, Colliers Engineering, Hudson Cultural Services
Description: 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. Approved by Resolution #23-13, dated July 17, 2023.
6. **IBM Battery Storage**
Discussion Site Plan
Location: 69.16-1-1; 1101 Kitchawan Road
Contact: Powerflex
Description: Proposed amendment to the Tier 2 Battery Energy Storage System (BESS) Special Use Permit by increasing the capacity of the BESS from 1 MW to 2 MW, previously approved by Resolution #23-08 on May 8, 2023.
7. **ZBA Referral #02-24 – Confident Kids Club**
Special Use Permit Application
Location: 36.05-1-14; 3535 Crompond Road
Contact: Chris Berlow
Description: Application for a Special Use Permit for a Child Fitness & Before and After School Program.

**8. ZBA Referral #03/24 & #04/24 – Little Red House of Westchester, LLC
Special Use Permit Renewal**

Location: 37.09-1-59; 2300 Crompond Road & 37.18-2-51; 322 Kear Street

Contact: Melanie Sindaco

Description: Request for renewal of Special Use Permits for both Child Daycare Centers.

**9. Town Board Referral
Large Scale Energy Systems Moratorium**

Description: Proposed amendment to Chapter 300 “Zoning” regarding a moratorium for large scale energy systems.

**10. Town Board Referral
Smoke Shop Moratorium**

Description: Proposed amendment to Chapter 300 “Zoning” regarding a moratorium for smoke and vape shops.

Last revised: February 9, 2024