

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 24, 2023
7:00 PM

1. Correspondence
2. Meeting Minutes – April 10, 2023

REGULAR SESSION

3. **Village Traditions**
Request for 2nd One-Year Time Extension
Location: 15.16-1-32; 1821 East Main Street
Contact: Timothy Mallon, property owner
Description: Approved site plan by Resolutions #18-05 on May 21, 2018 and #21-08 on May 10, 2021.
4. **Tully fka Sandvoss Minor Subdivision**
Decision Statement
Location: 59.07-1-7 & 8; 1005 Hanover Street
Contact: Site Design Consultants
Description: New property owner would like to build one home on the existing parcels using the approved private road as a driveway. The Sandvoss Subdivision was previously approved, but a plat was never filed.
5. **IBM Battery Energy Storage**
Public Hearing
Location: 69.16-1-1; 1101 Kitchawan Road
Contact: Powerflex
Description: Proposed 1 MW AC battery energy storage system to support solar canopy.
6. **Home & Hearth**
Public Hearing
Location: 15.12-1-2; 1750 East Main Street
Contact: Site Design Consultants
Description: Proposed demolition of two existing buildings to construct a new 5,500 SF showroom/warehouse and 4,500 SF storage building on 1.99 acres in the C-4 zone.

WORK SESSION

7. **SDML Realty, LLC aka Dunkin Route 202**
Discussion Site Plan & Special Use Permit
Location: 35.08-1-11, 14, 15, 23; 3735 Crompond Road (Route 202)
Contact: Reuben Buck
Description: Proposed 3,069 square foot Dunkin with drive thru, parking, and associated site improvements.

8. 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.

9. Underhill Farm

Discussion Historic Resources

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 20, 2023