

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 25, 2022
7:00 PM

1. Correspondence
2. Meeting Minutes – July 11, 2022

REGULAR SESSION

3. Dell Avenue Solar Project

Public Informational Hearing

Location: 70.11-1-16, 70.15-1-2; 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.

4. Volta EV Charging Stations at Staples Plaza

Public Informational Hearing

Location: 36.06-2-76; 3333 Crompond Road

Contact: Cuddy & Feder

Description: Two proposed electric vehicle charging stations in existing curbed islands adjacent to existing parking spaces.

WORK SESSION

5. Wendy's at Staples Plaza

Discussion Amended Site Plan

Location: 36.06-2-76; 3399 Crompond Road

Contact: Chiesa Shahinian & Giantomasi, PC

Description: Proposed renovation of the approximately 3,500 SF Dunkin Donuts building for a Wendy's with drive-thru.

6. Town Board Referral

Proposed Zoning Code Amendment

Location: 36.06-2-72; 3241 Crompond Road

Contact: Zarin & Steinmetz

Description: Proposed amendment to the Zoning Code to allow the Guiding Eyes for the Blind program and new kennel facility.

7. Dorchester Glen Subdivision

Discussion Subdivision

Location: 15.20-3-6; 1643 Maxwell Drive

Contact: Site Design Consultants

Description: Proposed 4 lot subdivision on 24.26 acres in the R1-20 zone.

8. Town Board Referral

Proposed Cell Tower on Town Property

Location: 16.12-1-31; Route 6 & Hill Boulevard

Contact: Snyder & Snyder

Description: Request from Homeland Towers LLC to lease a portion of Town property for a proposed public utility wireless telecommunication facility. This request requires an alienation of parkland.

9. Town Board Referral

Proposed Cell Tower on Town Property

Location: 27.11-1-33; 109 Granite Springs Road

Contact: Snyder & Snyder

Description: Request from Homeland Towers LLC to lease a portion of Town property for a proposed public utility wireless telecommunication facility. This request requires an alienation of parkland.

10. Zoning Board Referral

Marsocci ZBA #37/22, #38/22

Location: 36.15-1-19; 1225 White Hill Road

Contact: Myra Marsocci, applicant

Description: Request for a special permit for a farm operation with retail of flowers and plants pursuant to Town Code Section 300-45 and a request for a permit to build a shed less than 500 SF for farm use.

11. Zoning Board Referral

Elezaj ZBA # 39/22, #40/22

Location: 25.12-2-32; 1658 Amazon Road

Contact: Michael Piccirillo

Description: Request for a special permit for accessory dwellings for an existing three-family house and cottage where the owner has never occupied the property and request for a variance to legalize 3 accessory apartments on 1.276 acres in the R1-40 zone.

12. Underhill Farm

Discussion Expanded EAF

Location: 48.06-1-30; 370 Underhill Avenue

Contact: Site Design Consultants

Description: Proposed mixed use development of 148 residential units, 17,580 SF commercial space, and recreational amenities. Original main structure to remain and be reused. Development is proposed on a 13.78 acre parcel in the R1-40 with Planned Design District Overlay Zone authorization from the Town Board.

13. Town Board Referral

Proposed Local Law

Proposed local law adding Chapter 95 to the Town Code to allow members of the Town's local public bodies the authority to participate in meeting via videoconference from locations not accessible to the public so long as a quorum of the public body participates from locations where the public may be physically present and all conditions set forth in Public Officers Law 103-a are met.