

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 VIDEO CONFERENCE

November 23, 2020

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZckceyprToqEtGE7cY4jJ0J9ppLd6O18CZN>

1. Correspondence/Liaison Reports
2. Meeting Minutes – November 9, 2020

WORK SESSION

1. **Staples Plaza – Energy Storage System**
Discussion Battery Storage Expansion
Location: SBL: 36.06-2-76
Contact: Maziar Dalaeli
Description: Potential additional Tesla battery energy storage systems.
2. **RPG Properties aka Mohegan Court**
Discussion Approved Site Plan
Location: 15.15-1-22; Lexington Avenue
Contact: Brandon Zappi
Description: Proposed changes to the stormwater plan for the approved residential site plan for 8 units on 1.102 acres in the R-3 zone by Planning Board Resolution #18-22 dated August 13, 2018.
3. **Taco Bell – Mohegan Lake**
Discussion Amended Site Plan
Location: 15.16-1-21; 3571 Mohegan Avenue
Contact: JMC Site Development Consultants
Description: Proposed Taco Bell restaurant and drive-thru on 0.83 acres in the C-2 zone, at the corner of East Main Street and Mohegan Avenue.
4. **McDonalds Restaurant**
Discussion Amended Site Plan
Location: 36.05-1-10; 3481 Crompond Road
Contact: Keith Brown, Esq.
Description: Approved amended site plan by Planning Board Resolution #19-32, dated November 18, 2019, new amended plan set to construct a new building addition and associated parking lot improvements at the lot containing on 1.05 acres in the C-4 zone.
5. **Yorktown Energy Storage Tier 2 Battery Storage System**
Discussion Site Plan & Special Permit
Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley
Contact: Melissa Samaroo, PV Engineers, P.C.
Description: Proposed Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

6. Colangelo Major Subdivision

Discussion Final Subdivision

Location: 35.16-1-4; 1805 Jacob Road

Contact: Site Design Consultants

Description: Approved 6-lot subdivision in the R1-160 zone by Resolution #18-23 dated November 19, 2018.

7. Hemlock Hills Farm Solar Farm

Discussion Site Plan & Special Permit

Location: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed 1.69 MW solar farm on a portion of the 50 acre Hemlock Hill Farm property.

8. Home & Hearth

Discussion Site Plan

Location: SBL: 15.12-1-2; 1750 East Main Street

Contact: Ciarcia Engineering

Description: Proposed demolition of two existing buildings to construct a new warehouse/showroom building and storage shed on 1.99 acres in the C-4 zone.

9. Exxon Mobil Gas Station

Town Board Referral

Location: SBL: 36.07-1-13; 3205 Crompond Road

Contact: Kara Kennedy, GTY NY Leasing, Inc.

Description: Proposed amended Special Use permit application for a proposed sign change and canopy refacing.

10. BP Gasoline to Xtra Fuels

Town Board Referral

Location: SBL: 36.07-1-13; 1917 Commerce Street

Contact: Albert Whiting, Ready Imaging, Inc.

Description: Proposed amended Special Use permit application for a proposed sign change to convert from BP Gasoline to Xtra Fuels.

Last Revised – November 20, 2020