

## 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

December 21, 2020

7:00 PM

To participate in this meeting, please register in advance:

[https://us02web.zoom.us/meeting/register/tZAsc-ugrDwvE9F\\_N0cu-sefKwr-EILtQHHg](https://us02web.zoom.us/meeting/register/tZAsc-ugrDwvE9F_N0cu-sefKwr-EILtQHHg)

1. Correspondence
2. Meeting Minutes – December 7, 2020

### REGULAR SESSION

3. **Broccoli Subdivision**

**Decision Statement**

*Location:* 70.08-1-6; 315 Crow Hill Road

*Contact:* Michael Dubovsky, Applicant

*Description:* Proposed 2-lot subdivision to facilitate sale of created lot to adjoining property owner.

4. **Lowe's Home Center – Pad A**

**Decision Statement**

*Location:* 26.18.1-17; 3240 Crompond Road

*Contact:* Site Design Consultants

*Description:* Proposed amended site plan for a 12,500 SF building to accommodate a specialty grocer on the site.

5. **IBM Solar Canopy Project**

**Public Informational Hearing**

*Location:* 69.16-1-1; 1101 Kitchawan Road

*Contact:* Ella Wynn, EnterSolar, LLC

*Description:* Proposed installation of a 5.5 MW solar parking canopy over existing employee parking lot located in the rear of the building.

6. **Hemlock Hills Farm Solar Farm**

**Public Informational Hearing**

*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.

7. **Yorktown Energy Storage Tier 2 Battery Storage System**

**Public Hearing**

*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.

**8. NY Self Storage – Jefferson Valley**

**Public Hearing**

*Location:* 16.08-1-4; 621 Bank Road, Jefferson Valley

*Contact:* Dawn McKenzie, Insite Engineering

*Description:* Proposed retrofit and expansion of the former Toy R Us building for a 70,435 SF self-storage facility.

**WORK SESSION**

**9. Underhill Farm fka Soundview School**

**Pre-Preliminary Application**

*Location:* Underhill Avenue, Yorktown Heights

*Contact:* Site Design Consultants

*Description:* Proposed mixed-use development of commercial and residential uses on 13.8 acres in the R1-40 zone.

**10. Wells Fargo Bank**

**Discussion Lighting Plans**

*Location:* 16.09-2-14; 1342 East Main Street, Shrub Oak

*Location:* 37-14-2-59; 1937 Commerce Street, Yorktown Heights

*Contact:* Natalie Sell, Bureau Veritas

*Description:* Proposed lighting upgrades for existing sites.

**11. Town Board Referral**

**Chapter 275 – Drag Racing**

*Description:* Proposed amendment to Chapter 275 of the code of the Town of Yorktown entitled “Vehicles and Traffic” by adding a new section 275-17(F) regarding Unlawful Speed Contests.

**12. Town Board Referral**

**Chapter 275 – Vehicle Forfeiture**

*Description:* Proposed amendment to Chapter 275 of the code of the Town of Yorktown entitled “Vehicles and Traffic” by adding a new Part IV titled Yorktown Forfeiture of Vehicles in connection with Drag Racing Law.”

**Last Revised – December 18, 2020**