

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

March 8, 2021

7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZckduirrzIoE9YHRmztQLW5mXxXJRN2I32j>

1. Correspondence
2. Meeting Minutes – February 22, 2021

REGULAR SESSION

3. **Gallinelli Minor Subdivision**
Request for First 90 Day Time Extension
Location: 27.13-1-49; 2777 Quinlan Street
Contact: Site Design Consultants
Description: Approved 2-lot subdivision on 1.48 acres in the R1-20 zone, by Planning Board Res #18-16, dated September 17, 2018 and reapproved by Res #20-12 on August 10, 2020.
4. **Hansmann Major Subdivision**
Adjourned Public Informational Hearing
Location: 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley
Contact: Ralph Mastromonaco, PE, PC
Description: Proposed 3 lot subdivision on 11.43 acres in the R1-80 zone.
5. **Nantucket Sound, LLC**
Public Hearing
Location: 37.18-2-86; 385 Kear Street
Contact: Site Design Consultants
Description: Proposed three story, 8,100 sf building consisting of 2,500 square foot retail use on the first floor and two upper floors of 2,800 square foot and 3 apartments each on 0.36 acres in the C-2R zone.
6. **650 Pines Bridge Road**
Public Hearing
Location: 70.10-1-29; 650 Pines Bridge Road
Contact: Ciarcia Engineering, P.C.
Description: Proposed 3-lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.
7. **Stahmer Subdivision Lot 2**
Adjourned Public Hearing Tree Permit
Location: 59.10-1-10.1; 535 Jerome Road
Contact: P.W. Scott Engineering & Architecture, P.C.
Description: Proposed amended site plan for Lot 2 of an approved subdivision. Proposed residence is to be a Tesla showhouse that includes a 24 kWh solar roof, which exceeds the small-scale solar permit.

WORK SESSION

8. Illington Road Dam

Town Board Referral

Location: 69.08-1-11; 408 Illington Road

Contact: P.W. Scott Engineering & Architecture, P.C.

Description: Application for a Wetlands and Tree permit for dam repair and restoration.

9. Alek-Tris Subdivision

Discussion Subdivision

Location: 16.10-3-26; 1075 East Main Street, Shrub Oak

Contact: Architectural Visions, PLLC

Description: Proposed 3 lot subdivision where one two-family home and cottage currently exist on 1.66 acres in the R1-10 zone.

10. Yorktown Energy Storage Tier 2 Battery Storage System

Acceptance Decommissioning Plan & Bond

Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley

Contact: Melissa Samaroo, PV Engineers, P.C.

Description: Approved 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.

11. Little Red School House Daycare

Zoning Board Referral #6/21

Location: 37.09-1-59; 2300 Crompond Road

Contact: Melanie Sindaco

Description: The request is for renewal of a special use permit for a daycare in the former location of the Montessori School at the United Methodist Church.

12. 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.

13. Large-Scale Solar Power Generation System at Shrub Oak Plaza

Discussion Special Permit

Location: 16.09-2-13, 1426 East Main Street, Shrub Oak

Contact: Ecogy New York

Description: Proposed installation of a 260 kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system at the existing Shrub Oak Plaza. Ground-mounted solar energy system will be three separate accessory canopy structures over existing parking.

14. Granite Knolls Sports Complex

Town Board Referral

Location: 26.13-1-2; Stony Street

Description: A proposed resolution subject of permissive referendum authorizing the Yorktown Supervisor to sign a lease agreement to lease certain premises between the town and HESP Solar, LLC for the construction of a solar facility and four charging stations at the Granite Knolls Sports Complex.