

## 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

February 22, 2021  
7:00 PM

To participate in this meeting, please register in advance:

<https://us02web.zoom.us/meeting/register/tZUsc--ppkjHdKFFZx7iLBrl2mBd5CgVvDF>

1. Correspondence
2. Meeting Minutes – February 8, 2021

#### SPECIAL SESSION

3. **Fusco Minor Subdivision**  
**Request for 2nd 90 Day Time Extension of Reapproval**  
*Location:* 16.14-1-10; 3477 Stony Street  
*Contact:* Ciarcia Engineering, P.C.  
*Description:* Approved 2-lot subdivision on 2.72 acres in the R1-20 zone, by Planning Board Resolution #19-11, dated May 20, 2019 and reapproved by Resolution #20-03 dated May 11, 2020.
4. **NY Self Storage – Jefferson Valley**  
**Amendments to Approved Site Plan**  
*Location:* 16.08-1-4; 621 Bank Road, Jefferson Valley  
*Contact:* Insite Engineering, Surveying & Landscape Architecture, P.C.  
*Description:* Approved retrofit and expansion of the former Toys R Us building for a 70,435 SF self-storage facility. Proposed minor amendment to approved plan and Wetland Permit Application.
5. **Stahmer Subdivision Lot 2**  
**Public Hearing Amended Site Plan & Special Use Permit for Large-Scale Solar System**  
*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

6. **Albert French Subdivision**  
**Discussion Minor Subdivision**  
*Location:* 12.11-17-23; 1762 French Hill Road  
*Contact:* Site Design Consultants  
*Description:* Proposed 2 Lot subdivision where there are three existing residences. A Zoning Board decision from 1983 supports this subdivision.
7. **Envirogreen Associates**  
**Discussion Site Plan**  
*Location:* 15.16-1-30 & 31; 1833, 1851, 1867, and 1875 East Main Street  
*Contact:* Site Design Consultants  
*Description:* Proposed redevelopment of a portion of the referenced property by removing one of the existing buildings and parking area, and constructing a 16,000 sf retail center with associated parking.

**8. 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.

**9. Hemlock Hills Farm Solar Farm**

**Discussion Site Plan & Special Use 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.

**Last Revised – February 17, 2021**