

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

June 14, 2021

7:00 PM

This meeting will be broadcast Live on the Town's YGTV stations, Optimum channel 20 and FiOS channel 33, and on the Town's website at yorktownny.org/ygtv/live.

To participate in the video conference, please register in advance:

https://us02web.zoom.us/meeting/register/tZYkc-mgqjwjHnK0vAt03oKgc_kciCyNwaPd

1. Correspondence
2. Meeting Minutes – May 24, 2021

REGULAR SESSION

3. **Stahmer Subdivision**
Decision SWPPP-Tree Permit
Location: 59.10-1-10; 600 Birdsell Drive
Contact: Insite Engineering
Description: Revised SWPPP-Tree Permit to only include proposed work for subdivision Lot 1.
4. **Wells Fargo Bank**
Decision Lighting Plan
Location: 16.09-2-14; 1342 East Main Street, Shrub Oak
Contact: Natalia Sell, Bureau Veritas
Description: Proposed lighting upgrades for existing sites.
5. **Nantucket Sound, LLC**
Decision Site Plan
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. **McDonalds Restaurant**
Public Hearing Amended Site Plan
Location: 36.05-1-10; 3481 Crompond Road
Contact: Keith Brown, Esq.
Description: Applicant proposes to amend the recently approved site plan to include a 886 square foot addition for storage space.

WORK SESSION

7. **Town Board Referral**
Lajqi Stormwater Permit
Location: 47.16-1-29; 1039 Underhill Avenue
Contact: Site Design Consultants
Description: Proposed renovation of existing residence with associated grading, reconstruction of the driveway, and construction of a rain garden for stormwater management.

8. Nadine's Restaurant

Discussion Special Use Permit for Outdoor Seating

Location: 59.14-1-23 & 24; 715 Saw Mill River Road

Contact: Cronin Engineering

Description: Applicant request to make permanent the 70 seat outdoor seating area created in response to the pandemic.

9. 650 Pines Bridge Road

Discussion Subdivision

Location: 70.10-1-29; 650 Pines Bridge Road

Contact: Alex Cochran

Description: Proposed 3-lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.

10. Kitchawan Farm Solar Farm

Discussion Site Plan & Special Use Permit

Location: 70.06-1-2 & 3; 716 Kitchawan Road

Contact: Ecofy Kitchawan Community Solar Farm, LLC

Description: Proposed 2 MW ground mounted large-scale solar energy system.

11. Arcadia Farm Solar Farm

Discussion Site Plan & Special Use Permit

Location: 47.11-1-4; 1300 Baptist Church Road

Contact: Croton Energy Group

Description: Proposed 800 kW ground mounted large-scale solar energy system.

12. 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: Ecofy New York

Description: Proposed installation of a 2 MW 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.

Last Revised – June 11, 2021