

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 YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

July 12, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – June 28, 2021

REGULAR SESSION

3. **Taco Bell Crompond
Request for One Year Time Extension**
Location: 36.05-1-16; 3605 Crompond Road
Contact: John Meyer Consulting
Description: Approved Taco Bell site plan approved by Resolution #20-13 dated August 10, 2020.
4. **Atlantic Appliance
Request for One Year Time Extension**
Location: 37.15-1-31 & 35; 2010 Maple Hill Street
Contact: Site Design Consultants
Description: Approved site plan for a two-story, 25,720 sf building on 5 acres in the C-2 and C-4 zones by Resolution #20-10 dated July 13, 2020.
5. **Colangelo Major Subdivision aka Featherbed Properties
Request for First 90 Day Time Extension**
Location: 35.16-1-4; 1805 Jacob Road
Contact: Site Design Consultants
Description: Approved 6-lot subdivision by Resolution #18-23 dated November 19, 2018.
6. **650 Pines Bridge Road Withdrawn by Applicant
Decision Statement**
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.
7. **Kitchawan Farm Solar Farm
Public Informational Hearing**
Location: 70.06-1-2 & 3; 716 Kitchawan Road
Contact: Ecology Kitchawan Community Solar Farm, LLC
Description: Proposed 2 MW ground mounted large-scale solar energy system.
8. **Arcadia Farm Solar Farm
Public Informational Hearing**
Location: 47.11-1-4; 1300 Baptist Church Road
Contact: Croton Energy Group
Description: Proposed 800 kW ground mounted large-scale solar energy system.

**9. Large-Scale Solar Power Generation System at Shrub Oak Plaza
Public Informational Hearing**

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

Contact: Ecology 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 four separate accessory canopy structures over existing parking.

WORK SESSION

10. 3666 Old Yorktown Road

Discussion Fence

Location: 16.11-1-60; 3666 Old Yorktown Road

Contact: Carmella Pervizzi

Description: Proposed 6 ft fence across the front yard of the property in the residential existing development located in the C-2 zone.

11. Yorktown Rehabilitation and Nursing Center Solar

Discussion Site Plan & Special Use Permit

Location: 35.12-1-3; 2300 Catherine Street

Contact: Ecology New York X, LLC

Description: Proposed installation of a 698 kW DC/467 kW AC solar canopy system over existing parking, a 284 kW DC/260 kW AC ground mounted solar array, and 548 kWh Tier 1 Battery Energy Storage System.

12. Northern Westchester Executive Park

Discussion Amended Site Plan

Location: 26.19-1-2; 2651 Strang Boulevard

Contact: Kellard Sessions Consulting

Description: Proposed expansion of parking lot to provide flexibility for lower level tenant(s).

13. Envirogreen Associates

Discussion Amended Site Plan

Location: 15.16-1-30 & 31; 1833-1875 East Main Street, Mohegan Lake

Contact: Site Design Consultants

Description: Proposed redevelopment of the property removing 2 existing building and parking area to construct a new 13,278 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.

14. Zoning Board Referral

Musto ZBA #33/21

Location: 27.15-1-58; 2691 Farsund Court

Contact: Richard Musto

Description: Proposed rear enclosed porth with a rear yard setback of 37.58 ft where a minimum of 40 feet is required in the R1-20 zone. This subdivision was approved under the clustering section of the Town Code.

15. Town Board Referral

Cannabis Opt-Out

Description: Proposed amendment to the Yorktown Town Code by adding Chapter 301 to opt out of allowing cannabis retail dispensaries and on-site consumption sites as authorized under New York State Cannabis Law Article 4.

Last Revised – July 9, 2021