

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

November 8, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – October 18, 2021

REGULAR SESSION

1. **Fusco Minor Subdivision**
Request for First 90 Day Time Extension
Location: 16.14-1-10; 3477 Stony Street
Contact: Laura DiGiovanni, property owner
Description: Approved 2-lot subdivision on 2.72 acres in the R1-20 zone, by Planning Board Resolution #19-11 dated May 20, 2019, #20-03 dated May 11, 2020, and #21-07 dated May 10, 2021.
2. **Strawberry Road Solar (Ciuffetelli) CDG Solar Project**
Public Informational Hearing
Location: 15.12-1-12, 14, & 30; 1696-1700 Route 6 and 1645 Strawberry Road
Contact: Green Street Power Partners
Description: Proposed 2.4 MW-DC ground mounted solar panels disturbing 9.10 acres on 21 acres in the R1-20 zone.
3. **Arcadia Farm Solar Farm**
Adjourned Public 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 disturbing approximately 6 acres of a 28.85 acre horse farm in the R1-80 zone.
4. **Kitchawan Farm Solar Farm**
Adjourned Public 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 disturbing approximately 8 acres of a 23.13 acre farm in the R1-200 zone.
5. **Fiore Minor Subdivision**
Request for First 90 Day Time Extension
Location: 26.15-1-69; 2797 Carr Court
Contact: Site Design Consultants
Description: Approved 2-lot subdivision on 1.14 acres in the R1-20 zone, by Planning Board Resolutions #19-10 dated May 20, 2019, #20-04 dated May 11, 2020, and #21-11 dated May 24, 2021.

6. Ricciardella Estates LLC

Request for First One-Year Time Extension

Location: 59.14-1-18; 702 Saw Mill River Road

Contact: Site Design Consultants

Description: Site Plan approved by Planning Board Resolution #19-09 dated May 20, 2019 and #20-22 dated October 26, 2020.

WORK SESSION

7. C3 Holdings LLC fka Generations Building

Discussion Approved Site Plan

Location: 48.11-1-51; 1500 Front Street

Contact: Site Design Consultants

Description: Proposed two-story 3,600 SF building to be used as a 3-bay parking garage on the first floor, material storage on the second floor for one of the existing businesses within the building. This site plan was previously approved by Planning Board Resolution #09-08 on March 9, 2009.

8. Yorktown Rehabilitation and Nursing Center Solar Projects

Discussion Site Plan & Special Use Permit

Location: 35.12-1-3; 2300 Catherine Street

Contact: Ecogy New York

Description: Proposed installation of a 698 kW DC/467 kW AC solar canopy system over existing parking with a 548 kWh Tier 1 Battery Energy Storage System and installation of a 284 kW DC/260 kW AC ground mounted solar array on a 12.84 acre parcel in the RSP-3 zone with existing skilled nursing facility.

9. Old Hill Farm Solar Farm

Discussion Solar Project

Location: 16.08-1-4 & 17; 571 East Main Street, Jefferson Valley

Contact: Hillside Solar LLC

Description: Proposed 3.75 MW ground mounted solar panels disturbing 15 acres on a 19.4 acres in the R1-20 zone.

10. Maryel School of New York at St. Andrew's Lutheran Church

Discussion Proposed Use

Location: 37.09-1-24; 2405 Crompond Road

Contact: Celi Cacho & Pastor Dave Dockweiler

Description: Proposed reuse of the former Montessori School classrooms within the church for a private bilingual elementary school on 5 acres in the R1-40 zone.

11. Town Board Referral

#FSWPPP-T-005-21

Location: 27.14-1-17; 2678 Gregory Street

Contact: Jon Farrell

Description: An application for a Full Stormwater Pollution Prevention Plan and Tree Permit to construct a single-family house on 0.479 acres in the R1-20 zone.