

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 22, 2021

7:00 PM

To participate in this meeting, please register in advance:

https://us02web.zoom.us/meeting/register/tZEsdigrD0pGNE6XvsncRhCcTPBKF_xFjE

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

REGULAR SESSION

3. **Hemlock Hills Farm Solar Farm
Public Hearing 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 that is located in the Town of Yorktown.
4. **Albert French Subdivision
Public Informational Hearing**
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.
5. **Envirogreen Associates
Public Informational Hearing**
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.

WORK SESSION

6. **Correia Site Plan
Discussion Site Plan**
Location: 6.17-2-65; 250 East Main Street
Contact: Site Design Consultants
Description: Proposed storage facility on 8.22 acres in the Country Commercial zone consisting of two 1 ½ story buildings of 6,000 sf each.
7. **Foothill Street Solar
Discussion Site Plan & Special Permit**
Location: 15.07-1-5; 3849 Foothill Street
Contact: Con Edison Clean Energy Businesses, Inc.
Description: Proposed installation of a 2.8 MW ground mounted solar panel system with associated access road, electric utility upgrades, and perimeter fencing.

- 8. Taco Bell – Mohegan Lake**
Discussion Amended Site Plan & Special Use Permit for Outdoor Seating
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.
- 9. Shrub Oak International School**
Discussion Amended Site Plan
Location: 26.05-1-4 & 26.06-1-2; 3151 Stony Street
Contact: Divney Tung Schwalbe LLP
Description: Proposed amendments to the site plan approval for Phase 2 site improvements.
- 10. 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: 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.
- 11. 712 Kitchawan Road**
Town Board Referral
Location: 70.06-1-4; 712 Kitchawan Road
Contact: Cuddy & Feder
Description: Proposed amendment to 2018 transitional zone approval.
- 12. 2572 Gregory Street (Collier)**
Town Board Referral
Location: 27.14-1-2; 2572 Gregory Street
Contact: Architectural Visions, PLLC
Description: Proposed single-family residence requiring a stormwater and wetland permit from the Town Board.
- 13. 2678 Gregory Street**
Town Board Referral
Location: 27.14-1-17; 2678 Gregory Street
Contact: Gabriel Senor, P.E.
Description: Proposed single-family residence requiring a stormwater permit from the Town Board.

Last Revised – March 18, 2021