

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

January 10, 2022
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/tZ0kfu-przsrE9wZbRNucQv3ysMfFVDWg-L>

If any interested members of the public would like to provide comments on the Public Hearings, please email the meeting host at rsteinberg@yorktownny.org. In addition, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to planning@yorktownny.org. Submitted written comments will be given to the Planning Board in advance of the meeting.

1. Correspondence
2. Meeting Minutes – December 20, 2021

REGULAR SESSION

3. **Old Croton Gatehouse
Decision Lighting Plan**

Location: 58.16-1-11; Croton Dam Road

Contact: Mark DelBalzo, PE, NYCDEP

Description: Proposed lighting upgrade at Old Croton Gatehouse.

4. **Foothill Street Solar
Adjourned Public Hearing**

Location: 15.07-1-5; 3849 Foothill Street

Contact: Con Edison Clean Energy Businesses, Inc.

Description: Proposed installation of a 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

5. **Yorktown Energy Storage Tier 2 Battery Storage System
Public Hearing**

Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley

Contact: Greg Gibbons, PV Engineers, P.C.

Description: Proposed amendment to approved Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

6. **C3 Holdings LLC fka Generations Building
Public Hearing**

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.

7. **3717 Crompond Road LLC**
Public Informational Hearing
Location: 35.08-1-13; 3717 Crompond Road
Contact: Site Design Consultants
Description: Proposed demolition of the existing building and construction of a new 20,370 SF two-story warehouse/office building with associated parking and site improvements.
8. **Boniello Equities Subdivision**
Public Informational Hearing
Location: 37.09-1-67, 70, 71; 2012-2016 Crompond Road
Contact: Gus Boniello
Description: Proposed resubdivision of three lots to create 4 lots and construct two new two-family residences.
9. **Bellamy Subdivision**
Public Informational Hearing
Location: 37.10-1-38; 379 Hallocks Mill Road
Contact: Burns Engineering Services, P.C.
Description: Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.

WORK SESSION

10. **Uncle Giuseppe's**
Discussion Site Plan
Location: 37.18-2-56; 329 Downing Drive
Contact: Mario R Vergara Architects, PC
Description: Proposed modifications to existing approved site plan for the Yorktown Green Shopping Center approved by Resolution #00-12 dated July 10, 2000.
11. **Common Grounds**
Discussion New Tenant
Location: Hill Boulevard, Jefferson Valley
Contact: Architectural Visions, PLLC
Description: Proposed food service tenant in the approved PEG Realty shopping center approved by Resolution #09-30 dated December 14, 2009.
12. **Old Hill Farm Solar Farm**
Discussion Site Plan & Special Permit
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 acre property in the R1-20 zone.
13. **Granite Knolls Park Solar Project**
Discussion Site Plan & Special Permits
Location: 26.09-1-22; 2975 Stony Street
Contact: HESP Solar LLC and Bergmann PC
Description: Proposed 1.3 MW-AC community solar project including ground mounted solar panels, solar carport system, and a battery storage system at Granite Knolls Park.
14. **Town Board Referral**
Proposed Local Law to amend Chapter 108 Alcoholic Beverages.