

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

February 14, 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/tZMtdO-vrT4iE9BPSwQ2Rig41JMG-GTehT1O>

If any interested members of the public would like to provide comments for the Public Hearing, please email the meeting host at rsteinberg@yorktownny.org. Written comments can be provided to the Board by mail sent to the Planning Department 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 – January 24, 2022

REGULAR SESSION

3. Old Hill Farm Solar Farm
Public Hearing

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.

4. Well Fargo Lighting Plan
Decision Statement

Location: 37-14-2-59; 1937 Commerce Street, Yorktown Heights

Contact: Natalie Sell, Bureau Veritas

Description: Proposed lighting upgrade for existing site.

5. Nantucket Sound Sons
Decision Statement – #FSWPPP-T-064-21 Permit

Location: 37.18-2-86; 385 Kear Street

Contact: Site Design Consultants

Description: Submitted Stormwater and Tree Permit for site plan approved by Planning Board Resolution #21-14 dated August 9, 2021.

WORK SESSION

6. 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 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.

7. Kitchawan Solar

Discussion Site Plan & Special Permit

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. Town Board Referral

Request for Town to Abandon Portion of a Mapped Street

Contact: Michael Grace, Esq.

Description: Propose request for the Town to abandon the unbuilt right-of-way of Summit Street south of Montross Road.

9. Zoning Board Referral

Lowes's Pad A – Proposed Trader Joe's Signage

Location: 26.18-1-17; 3240 Crompond Road

Contact: Signs Ink

Description: Requested variances for two signs that are 63.38 SF each, where proposed signs do not front on Crompond Road.

10. Zoning Board Referral

Taco Bell Crompond Road – Proposed Signage

Location: 36.05-1-16; 3605 Crompond Road

Contact: Signs Ink

Description: Requested variance for a 47.7 SF sign where 40 SF is allowed, a variance for 34.7 SF where proposed sign does not front on Crompond Road (east elevation), and a variance for a 8.5 SF sign where the proposed sign does not front on Crompond Road (south elevation). The freestanding sign is included in the package, however no variance is required.

11. Town Board Referral

Proposed Amendments to Solar Law

Description: Proposed amendments to Section 300-81.4 Solar power generation systems and facilities.

Last revised: February 11, 2022