

## TOWN OF YORKTOWN PLANNING BOARD

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Albert. A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone: (914) 962-6565, Fax: (914) 962-3986

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### PUBLIC MEETING AGENDA YORKTOWN TOWN HALL BOARD ROOM 363 Underhill Avenue, Yorktown Heights, NY 10598

April 25, 2022  
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – April 11, 2022**

### REGULAR SESSION

3. **Hemlock Hill Farm Solar Farm  
Request for One-Year Time Extension**

*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:* Approved 1.69 MW solar farm on 4 acres of the 50 acre Hemlock Hill Farm property that is located in the Town of Yorktown. Approved by Planning Board Res #21-06 on April 12, 2021.

4. **Foothill Street Solar  
Decision Statement**

*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 disturbing 15.90 acres on 34.23 acres in the R1-20 zone.

5. **Old Hill Farm Solar Farm  
Decision Statement**

*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.

6. **Bellamy Subdivision  
Public 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.

7. **Boniello Equities Subdivision  
Public 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 on 1.81 acres in the R-2 zone.

**8. Granite Knolls Solar Projects**

**Public Hearing**

*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 Sports Complex.

**WORK SESSION**

**9. Underhill Farm**

**Discussion Site Plan**

*Location:* 48.06-1-30; 370 Underhill Avenue

*Contact:* Site Design Consultants

*Description:* Proposed mixed use development of 148 residential units, 11,000 SF retail, and recreational amenities. Original main structure to remain and to be used for a mix of uses. Development is proposed on a 13.78 acre parcel in the R1-40 with Overlay District authorization from the Town Board.

**10. Martinez Subdivision Lot 2**

**Discussion Amended Mitigation Plan**

*Location:* 35.16-1-2; 1767 Jacob Road

*Contact:* Site Design Consultants

*Description:* Proposed amendments to approved wetland mitigation plan.

**11. Shrub Oak International School**

**Discussion Amended Site Plan**

*Location:* 26.05-1-4; 3151 Stony Street

*Contact:* DTS Provident Design Engineering

*Description:* Proposed amendments to the approved Phase II site improvements.

**12. Lakeview Estates Lot #6**

**Discussion Site Plan**

*Location:* 47.11-1-15; 1102 Gambelli Drive

*Contact:* TJ Engineering, LLC

*Description:* Proposed residence on the last subdivision lot in the Lakeview Estates subdivision.

**13. Zoning Board Referral**

**ZBA #22/22 Clifford**

*Location:* 48.07-2-28; 1625 Central Street

*Contact:* Michael Grace, Esq.

*Description:* To allow the subdivision of an existing single-family lot into two non-conforming lots; one fronting on Central Street and one front on Summit Street.

**14. Town Board Referral**

**Homeland Towers**

*Location:* 16.12-1-31; Route 6 & Hill Blvd

*Description:* Proposed monopole cellular tower on Town property.

**15. Town Board Referral**

**Farm Special Event Special Permit**