

# TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Connetquot Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

## SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date 7/22/2021

1. Tax Map Designation (Section, Block, Lot) 15.12-1-30 ; 15.12-1-12

2. Property Address 1645 Strawberry Rd. & 1700 RT. 6, Mohegan Lake, NY 10547

3. Zone: R1-20

Total Acreage: Aprox. 21 Acres

4. Indicate requested special use permit:

- |                                     |                  |   |
|-------------------------------------|------------------|---|
| <input type="checkbox"/>            | §300-21(8)(a)[1] | Outdoor service in commercial districts.  |
| <input type="checkbox"/>            | §300-40          | Bus passenger shelters.   |
| <input type="checkbox"/>            | §300-54          | Religious institutions, social, cultural, charitable and recreational nonprofit uses. |
| <input type="checkbox"/>            | §300-55          | Parochial, private elementary and high schools, colleges and seminaries.              |
| <input type="checkbox"/>            | §300-69          | Valet parking at banquet halls.   |
| <input type="checkbox"/>            | §300-71          | New and/or used car automobile sales.   |
| <input type="checkbox"/>            | §300-73.1(A)(2)  | Permanent seasonal outdoor sales in commercial districts.                             |
| <input type="checkbox"/>            | §300-75          | Warehouse or storage in retail shopping centers.                                      |
| <input type="checkbox"/>            | §300-78          | Cemeteries.   |
| <input type="checkbox"/>            | §300-79          | Self-storage centers.   |
| <input type="checkbox"/>            | §300-80          | Sidewalk cafes. (outdoor dining for more than 12 seats)                               |
| <input type="checkbox"/>            | §300-81.1        | Helistops.  |
| <input type="checkbox"/>            | §300-81.2        | Accessory recycling facilities.   |
| <input checked="" type="checkbox"/> | §300-81.4        | Large-Scale Solar Power Generation Systems and Facilities                             |
| <input type="checkbox"/>            | §300-81.5        | Tier 2 Battery Energy Storage Systems   |
| <input type="checkbox"/>            | §300-238.1       | Multifamily dwelling units in the Country Commercial Zone.                            |

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

The Proposed Project is located at 1645 Strawberry Road & 1700 Route 6, Mohegan Lake in the Town of Yorktown, Westchester County, NY and is known and designated by Westchester County as Tax Map Numbers 15.12-1-12 and 15.12-1-30 (approximately 21 acres). GSPP 1654 Strawberry Rd., LLC is proposing to construct a solar array facility, with associated equipment, access roads and utilities.

**6. Applicant**

Name GSPP 1654 Strawberry Rd., LLC  
Firm \_\_\_\_\_  
Address 1 Landmark Sq. Suite 320 Stamford, CT 06901  
Phone (914) 365-9338  
Email commercialoperations@gssp.com

**7. Owner of Record**

Name Quin Ciuffetelli  
Firm 1645 Strawberry Rd., LLC & RBC Industries, INC.  
Address 30 Soundview Dr., Huntington, NY 11743  
Phone (914) 552-4617  
Email qciuffetelli@gmail.com

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

  
Applicant  
SIGNATURE  
Scott Kerner, Authorized Rep. of Applicant  
PRINT NAME  
7/26/21  
DATE

  
Owner of Record  
SIGNATURE  
Quin Ciuffetelli  
PRINT NAME  
7/23/21  
DATE

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

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This form last updated: September 2020