

# 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

## APPLICATION FOR SITE PLAN APPROVAL

Date February 19, 2024

1. Name of Project: Jacob Solar 2344 NY

2. Tax Map Designation (Section, Block, Lot) 35.16-1-4

3. Zone: R1-160 Total Acreage: 24.2 acres

4. Is a statement of easements relating to property attached?  Yes  None exist

5. Project narrative (brief description of proposed development):

Develop a 3.125 mega-watt (MW) AC large-scale solar project on a 24.2-acre project area within a 52.23-acre parcel, located at 1805 Jacob Road. Much of the 52.23-acre property, approximately 23.4 acres, will remain wooded, but the rest of the property, 7.1 acres, will be subdivided into residential lots.

6. Contact Person - CHOOSE ONLY ONE:

- Applicant  Owner  Architect  Wetland Scientist  
 Attorney  Engineer  Surveyor  Landscape Architect

7. Applicant

Name Ryan Hutcherson  
Firm Jacob Solar 2344 NY, LLC  
Address 100 Fillmore Street, Denver, CO, 80206  
Phone 303-345-1781  
Fax \_\_\_\_\_  
Email rhutcherson@freestonerenewables.com

8. Owner of Record

Name John Colangelo  
Firm Featherbed Properties  
Address 119 Pondfield Road, Suite 250 Bronxville, New York 10708  
Phone 347-231-6959  
Fax \_\_\_\_\_  
Email jc@rhamco.com

**9. Attorney**

Name David J. Cooper, Esq.  
Firm Zarin & Steinmetz LLP  
Address 81 Main Street, Suite 415 White Plains, New York 10601  
Phone (914) 220-9795  
Fax \_\_\_\_\_  
Email dcooper@zarin-steinmetz.com

**10. Engineer**

Name Nicholas Vamvas (Senior Civil Engineer)  
Firm LaBella Associates, D.P.C.  
Address 4 British American Blvd Latham, New York 12110  
Phone 518-266-7321  
Fax \_\_\_\_\_  
Email nvamvas@labellapc.com  
Lic. No. \_\_\_\_\_

**11. Surveyor**

Name David Dippel, PLS (Director of Surveying)  
Firm LaBella Associates, D.P.C.  
Address 21 Fox Street Poughkeepsie, NY 12601  
Phone (845) 486-1586  
Fax \_\_\_\_\_  
Email ddippel@labellapc.com  
Lic. No. \_\_\_\_\_

**12. Architect** None

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**13. Wetland Scientist/Specialist**

Name Meredith Ellis, PWS, CE (Permitting & Compliance Manager)  
Firm LaBella Associates, D.P.C.  
Address 4 British American Boulevard Latham, NY 12110  
Phone 518-903-8386  
Fax \_\_\_\_\_  
Email mellis@labellapc.com

**14. Landscape Architect**

Name Kevin Hasselwander, RLA, ISA (Landscape Architect)  
Firm LaBella Associates, D.P.C.  
Address 4 British American Blvd Latham, New York 12110  
Phone (518) 266-7322  
Fax \_\_\_\_\_  
Email khasselwander@labellapc.com  
Lic. No. \_\_\_\_\_

15. Is this project within 500 feet of the Town line?  Yes  No  
16. Is this project within 500 feet of the Putnam County line?  Yes  No  
17. Is this project within the Sustainable Development Study Area?  Yes  No

**18. Is this project within 500 feet of:**

- The right-of-way of any existing or proposed state or county road?  Yes  No  
The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No  
The boundary of state or county-owned land on which a public building/institution is located?  Yes  No  
An existing or proposed county drainage line?  Yes  No  
The boundary of a farm located in an agricultural district?  Yes  No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

**20. This project requires the following permits or approvals from the Town of Yorktown:**

- Wetland Permit  
 Stormwater Permit  
 Tree Permit  
X Planning Board special permit: \_\_\_\_\_  
 Town Board variance or approval: \_\_\_\_\_  
 Zoning Board of Appeals variance or special permit: \_\_\_\_\_

21. This project requires the following permits or approvals from other outside agencies:

Westchester County Board of Health

NYC DEP

NYS DEC

Other: Westchester Co. Planning - GML 239-m referral; Westchester Co. DPW - highway work permit; NYSOPRHP - Letter of No Effect received on 4/26/23

22. This parcel is in the following districts:

School District	<u>Yorktown Central School District</u>	Water District	<u>Yorktown Consolidated Water District #1</u>
Fire District	<u>Lake Mohegan Fire District - Station 3</u>	Sewer District	<u>Peekskill Sewer District</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

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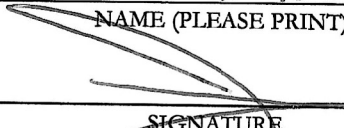
**Applicant**

**Owner of Record**

\_\_\_\_\_  
NAME (PLEASE PRINT)

JOHN COLANAGRO  
\_\_\_\_\_  
NAME (PLEASE PRINT)

\_\_\_\_\_  
SIGNATURE

  
\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

2/19/2024  
\_\_\_\_\_  
DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

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.

**REFER TO AFFIDAVITS ON THE FOLLOWING PAGES**

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

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AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

\_\_\_\_\_, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

John Capomano, Jr., being duly sworn, deposes and says that he resides at 34 Stolgis Rd. in the County of Westchester and State of New York. That he is the President of Fontanelles Properties Inc the corporation which is owner in fee of the property described in the foregoing application for 35.16-74 and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 20 date of Feb, 2024

[Signature]  
Notary Public

[Signature]  
AHN TED TAESHIK  
Notary Public, State of New York  
No. 01AN6286995  
Qualified in Westchester County  
Commission Expires 08/05/2025

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: Westchester Co. Planning - GML 239-m referral; Westchester Co. DPW - highway work permit; NYSOPRHP - Letter of No Effect received on 4/26/23

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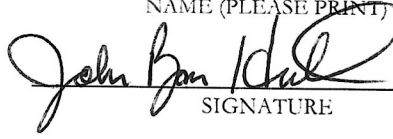
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Applicant

Owner of Record

John Ryan Hutcherson  
NAME (PLEASE PRINT)

\_\_\_\_\_  
NAME (PLEASE PRINT)

  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

2/20/24  
DATE

\_\_\_\_\_  
DATE

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**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.

**REFER TO AFFIDAVITS ON THE FOLLOWING PAGES**

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**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF Colorado COUNTY OF Denver SS. :

Ryan Hutcherson, being duly sworn, deposes and says that he is the agent named in the foregoing application for Jacob Solar 2344 NY Ave and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

Caroline Hansen

Sworn before me this 20 date of February, 2024

Caroline Hansen  
Notary Public

CAROLINE HANSEN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124056829  
MY COMMISSION EXPIRES JANUARY 5, 2027

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Last updated: December 2011

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**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

\_\_\_\_\_, being duly sworn, deposes and says that he is the agent named in the foregoing application for \_\_\_\_\_ and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20 \_\_

\_\_\_\_\_

Notary Public

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Last updated: December 2011