

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce 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 February 19, 2024

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

2. Property Address 1805 Jacob Road, Yorktown, Westchester County, New York 10567

3. Zone: R1-160 Total Acreage: 24.2 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 Applicant, Jacob Solar 2344 NY LLC is seeking special use permit approval and site plan approval by the Town of Yorktown's Planning Board, to 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 (Tax Parcel ID 35.16-1-4) in the Town of Yorktown, Westchester County, NY. The Applicant will lease approximately 15 acres of the 52.23-acre property to develop the solar facility; the Applicant has received permission from the landowner to lease this land. The proposed solar array area (within the fence) will be approximately 11.5 acres. This action also includes battery energy storage devices. The current project site is vacant, undeveloped, and wooded. The project site is located within the Town's R1-160 zoning district. The proposed large-scale solar energy system will result in approximately 24.2 acres of disturbance; therefore, the Applicant will require coverage under NYSDEC GP-0-20-001. In addition to the 11.5-acre proposed solar array, an additional 8.6 acres will be cleared for shade mitigation and access. 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. The facility is proposed to operate 24 hours a day, every day of the week including holidays. The facility will not have any employees on-site on a regular basis, therefore, no water, wastewater or solid waste during operation will be generated. Additionally, the project will not generate traffic.

6. Applicant

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


7. Owner of Record

Name John Colangelo
Firm Featherbed Properties
Address 119 Pondfield Road, Suite 250 Bronxville, New York 10708
Phone 347-231-6959
Email jc@rhamco.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
Ryan Hutcherson
PRINT NAME
2/20/24
DATE

Owner of Record

SIGNATURE
JOHN COLANGELO
PRINT NAME
2/19/2024
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.

TOWN OF YORKTOWN PLANNING BOARD

**Large Scale Solar Power Generation Systems & Facilities
Special Permit Application Addendum**

GENERAL PROJECT INFORMATION

Project Name: Jacob Solar 2344 NY

Section, Block, Lot: 35.16-1-4 Zone: R1-160

Existing Site Use: Residential Commercial Agriculture

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: 24.2

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

A Large Scale Solar Energy system is a Solar Energy System that exceeds 20 kW DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be erected are as follows:

(1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over 1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: 3.125 MW Power Rating 3,125 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Ryan Hutcherson

Business Name Jacob Solar 2344 NY, LLC

Address 100 Fillmore Street, Denver, CO, 80206

Phone 303-345-1781

Email rhutcherson@freestonerenewables.com

Contractor/Installation Company

Contact Name TBD
Business Name TBD
Address TBD
Phone TBD
Email TBD

PROPOSED OWNER AND/OR OPERATOR (IF DIFFERENT FROM ABOVE)

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

Featherbed Properties, Inc. is the owner.

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new large-scale solar power generation system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Large Scale Solar Power Generation System Addendum.
- b) A special permit application fee of **\$625.00** paid by check made payable to the Town of Yorktown.
- c) Required documents as listed in Section 300-84.1(F):
 - Equipment specification sheets shall be submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - A property Operation and Maintenance Plan shall be submitted.
 - A carbon sequestration for tree loss calculation.
 - Proposed tree loss mitigation, if applicable.
 - A Decommissioning Plan
- d) All site plan application requirements pursuant to Section 300-85/1(I) of the Town of Yorktown Town Code.

Tier 2 Battery Energy Storage Systems Special Permit Application Addendum

GENERAL PROJECT INFORMATION

Project Name: Jacob Solar 2344 NY
Section, Block, Lot: 35.16-1-4
Existing Site Use: Residential Commercial Zone: R1-160

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

Total System Capacity Rating: 7180 kWh Power Rating ¹⁹⁵⁰ kW (Select One) AC or DC

SELECT SYSTEM CONFIGURATION

AC Coupled DC Coupled Standalone

SELECT BATTERY TYPE

Lithium-ion, all types Lead-acid, all types Nickel-cadmium (Ni-Cd) Flow batteries
 Other: _____

SELECT INSTALLATION TYPE

Indoor Outdoor
 Attached/Detached/Open Garage Rooftop Dedicated Use Building

PROPOSED BATTERY ENERGY STORAGE SYSTEM INSTALLATION CONTRACTOR INFORMATION

Contractor

Contact Name TBD
Business Name TBD
Address TBD
Phone TBD
Email TBD
License #(s) TBD

Electrician

Contact Name TBD

Business Name TBD

Address TBD

Phone TBD

Email TBD

License #(s) TBD

PROPOSED OWNER AND/OR OPERATOR

Name Ryan Hutcherson

Firm Jacob Solar 2344 NY, LLC (Owner)

Address 100 Fillmore Street, Denver, CO, 80206

Phone 303-345-1781

Email rhutcherson@freestonerenewables.com

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new battery energy storage system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Tier 2 Battery Energy Storage System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) All site plan application requirements pursuant to Section 300-85.1(I) of the Town of Yorktown Town Code.