

Proclamation this 26th day of May, 2025

WHEREAS, the last Monday in May is set aside to honor our fallen heroes who answered the call of duty and made the ultimate sacrifice to maintain the security of our nation and the liberties we hold dear; and

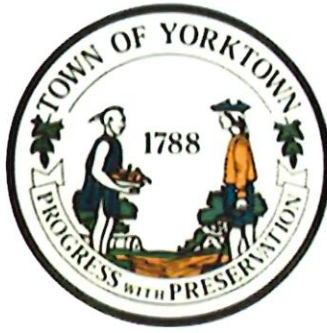
WHEREAS, since our first Memorial Day in 1868, we have honored the selfless service and sacrifice of those who have fallen in the line of duty and acknowledge a debt of gratitude beyond our capability to repay; and

WHEREAS, we are grateful for the soldiers, sailors, airmen, Marines, and Coast Guardsmen who died in the service of our nation that we might continue to enjoy the freedoms we deeply cherish; and

WHEREAS, on Memorial Day, as throughout the year, we honor and pray for our Gold Star families and show our respect for the sacrifices made by their family members in uniform. We encourage all to participate in appropriate ceremonies, activities, and programs to demonstrate support and recognize the contribution of our fallen warriors.

NOW, THEREFORE, BE IT RESOLVED that I, Edward A. Lachterman, along with the Town Board of the Town of Yorktown, call for the observance of this day by reverently honoring those who have fallen in war, and dedicate ourselves through prayer to the cause of peace, so that the day may come when we shall never have another war-never have another Unknown Soldier.

Edward A. Lachterman, Town Supervisor,
Councilmembers: Sergio Esposito, Luciana Haughwout,
Patrick Murphy and Susan Siegel



Proclamation this 16th day of May, 2025

***WHEREAS**, on Armed Forces Day, we pause to honor the men and women of America's Army, Navy, Air Force, Marine Corps, Coast Guard, and Space Force. Every day, throughout our homeland and in faraway regions of the world, our fighting forces valiantly safeguard our liberty, defend our borders, and support global stability through humanitarian missions and disaster relief operations; and*

***WHEREAS**, on Armed Forces Day, we celebrate those for whom patriotism is not a passive, lofty ideal, but a way of life that is measured by the unyielding commitment to serve this Nation with valor, vigilance, integrity, and devotion to duty. It is not a day of recognition, but a lifetime of respect from a grateful Nation; and*

***WHEREAS**, throughout our history, America's Armed Forces have been sentinels of liberty and defenders of dignity. By keeping the flame of freedom burning bright, they have made our Nation stronger and the world safer; and*

***WHEREAS**, we encourage all Americans to display the flag of the United States at their homes and businesses on Armed Forces Day, and urge citizens to learn more about military service by attending and participating in the local observances of the day.*

***NOW, THEREFORE, BE IT RESOLVED** that I, Edward A. Lachterman, along with the Town Board of the Town of Yorktown, call for the observance of this day by exercise expressive of our recognition of the skill, gallantry, and uncompromising devotion to duty characteristic of the Armed Forces in the carrying out of their missions.*

Edward A. Lachterman, Town Supervisor,
Councilmembers: Sergio Esposito, Luciana Haughwout,
Patrick Murphy and Susan Siegel

A LOCAL LAW to amend Chapter 300 of the Code
of the Town of Yorktown entitled "ZONING"

Be it enacted by the Town Board of the Town of
Yorktown as follows:

Section I. Statement of Authority.

This local law is authorized by the New York State Constitution, the provisions of the New York Municipal Home Rule Law, the relevant provisions of the Town Law of the State of New York, the laws of the Town of Yorktown and the general police power vested with the Town of Yorktown to promote the health, safety and welfare of all residents and property owners in the Town.

Section II. Chapter 300 of the Code of the Town of Yorktown entitled "ZONING" is hereby amended in its entirety by replacing section 300-81.4 entitled "Solar power generation systems and facilities" with the following:

§ 300-81.4. Solar power generation systems and facilities.

A. Statutory authority and jurisdiction.

- (1) This section is hereby enacted pursuant to the provision of § 10 of the Municipal Home Rule Law and §§ 261 and 263 of the Town Law of the State of New York, which authorize the Town of Yorktown to adopt zoning provisions that advance and protect the health, safety, and welfare of the community, and "to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor."
- (2) The authority to issue special use permits pursuant to this section is hereby delegated to the Planning Board.
- (3) References herein to zoning districts in the Town of Yorktown are references to such districts as described in this Chapter 300 of the Code of the Town of Yorktown.

B. Statement of purpose and intent.

- (1) Solar energy is an abundant and nonpolluting energy resource that reduces fossil fuel emissions, reduces dependence on the electrical power grid that generates power from nonrenewable and nuclear sources of fuel, reduces impacts to residential and commercial property resulting from power interruptions resulting from man-made or natural events, and reduces the Town's energy load.
- (2) The use of solar energy to provide electrical power for the needs of the Town's residents and businesses is consistent with the Town of Yorktown's commitment to green infrastructure and practices, and consistent with its goal of promoting long-term sustainability.
- (3) This section is intended to regulate solar energy systems and the requisite provision of, and access to, adequate sunlight; to mitigate the potential impacts to neighboring properties, while promoting the use of solar energy systems in commercial and industrial districts, in accordance with applicable laws and regulations.
- (4) This section is adopted to advance and protect the public health, safety, and welfare of

the Town of Yorktown, including:

- (a) Taking advantage of a safe, abundant, and nonpolluting energy resource;
 - (b) Decreasing the cost of energy to the owners of commercial and residential properties, including single-family houses; and
 - (c) Increasing employment and business development in the region by furthering the installation of solar energy systems;
 - (d) Decreasing the use of fossil fuels, which reduces the carbon footprint of the Town, aids in energy independence of the Town and nation, and reduces polluting greenhouse gas emissions;
 - (e) Increasing resiliency of the energy grid during storm events and times of peak energy demand.
- (5) The Town values its open space, naturalized areas, and rural character. Maintaining high environmental quality and values are a mainstay of the Town's efforts in its guidance and regulation of development in the Town. As such, the Town, in guiding the development of solar installations, will prioritize their placement on commercial properties over roofs and parking areas.

C. Definitions. As used in this section, the following terms shall have the meanings indicated:

ABACA — An acronym that refers to the Advisory Board on Architecture and Community Appearance.

ACCESSORY USE — A use which is customarily incidental and subordinate to the principal use of a lot, water area or a building and located on the same lot or water area therewith.

ALTERNATING CURRENT (AC) — An electric current that reverses direction at regular intervals, having a magnitude that varies continuously in sinusoidal manner.

BUFFER, BUFFERING --- methods such as landscape vegetation, fencing, earth berms and any other materials or methods used to enhance the visual quality of a view or viewshed.

BUILDING INTEGRATED PHOTOVOLTAIC SYSTEM — A combination of photovoltaic building components integrated into any building envelope system, such as vertical facades, including glass and other facade material, semitransparent skylight systems, roofing materials, and shading over windows.

DIRECT CURRENT (DC) — An electric current of constant direction, having a magnitude that does not vary or varies only slightly.

GROUND-MOUNTED SOLAR ENERGY SYSTEM — A solar energy system that is anchored to the ground or supported on a foundation, and attached to a pole, column, or other mounting system, and detached from any other structure for the primary purpose of producing electricity for on-site or off-site consumption.

KILOWATT (kW) — A unit of electrical power equal to 1,000 watts, which constitutes the basic unit of electrical demand. A watt is a metric measurement of power (not energy) and is the rate (not the duration) at which electricity is used. One thousand kW is equal to one megawatt (MW).

KILOWATT-HOUR (kWh) — A unit of energy equivalent to one kilowatt (kW) of power expended for one hour of time.

LARGE-SCALE SOLAR ENERGY SYSTEM — A solar energy system that exceeds 25 kilowatts (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 one but not to exceed five megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

LOT COVERAGE — That percentage of the lot area covered by the combined area of all buildings or structures on the lot.

MAIN USE — A term used for purposes of this Chapter 300, Zoning, as denoting a set of specific uses of land for which each zone has as its intended primary permitted uses.

MEGAWATT (MW) — Equal to 1,000 kilowatts; a measure of the use of electrical power.

MEGAWATT-HOUR (MWh) — A unit of energy equivalent to one megawatt (MW) of power expended for one hour of time.

PRINCIPAL USE — The main use conducted on a lot, dominant in area, extent or purpose to other uses which may also be on the lot.

ROOF-MOUNTED SOLAR ENERGY SYSTEM — A solar panel system located on the roof of any legally permitted building or structure for the purpose of producing electricity for on-site or off-site consumption.

SMALL-SCALE SOLAR ENERGY SYSTEM — A solar energy system that does not exceed more than 25 kW DC as rated by its nameplate capacity, and serves only the buildings or structures on the lot upon which the system is located. Nothing contained in this provision shall be construed to prohibit the sale of excess power through a net billing or net metering arrangement made in accordance with New York Public Service Law (§ 66-j) or similar state or federal statute.

SCREEN, SCREENING --- Measures such as landscape vegetation, fencing, earth berms and any other materials or methods used to reduce or eliminate the ability to view or see solar panels and their supporting structures, accessory or supporting equipment.

SOLAR ACCESS — Space open to the sun and substantially clear of overhangs or shade, including the orientation of streets and lots to the sun so as to permit the use of a solar energy system on individual properties.

SOLAR ENERGY EQUIPMENT — Electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy.

SOLAR ENERGY SYSTEM — An electrical generating system composed of a combination of both solar panels and solar energy equipment.

SOLAR PANEL — A photovoltaic device capable of collecting and converting solar energy into electrical energy and is normally attached to a building by mechanical means and is readily removable and replaceable or ground-mounted utilizing structural components.

SOLAR POWER GENERATION SYSTEMS — See "solar energy system" definition.

D. Applicability.

- (1) The requirements of this section shall apply to all solar energy systems and equipment installed or modified after the effective date of this section, excluding general

maintenance and repair and building-integrated photovoltaic systems.

- E. Roof-mounted small-scale solar energy systems installed on single- and two-family residential properties are subject to compliance with this chapter under authority of the Building Inspector, and do not require review and approval from the Planning Board. Roof-mounted solar energy systems mounted facing front yards or any yard facing the street must be referred to the ABACA for review and recommendation. The Building Inspector may refer the application and associated materials to the Planning Board for review and recommendation. Solar as an accessory use or structure.
- (1) Small-scale solar energy systems are permitted through the issuance of a special use permit within all zoning districts, subject to the requirements set forth in this section, including site plan approval. Applications for the installation of a small-scale solar energy system shall be reviewed by the Planning Department and referred, with comments, to the Planning Board for its review and action, which can include approval, approval with conditions, and denial, unless otherwise cited by Subsection D(2) of this section. Where a solar energy system will require a tree removal permit, the application shall be referred to the Tree Conservation Advisory Commission.
 - (2) Roof-mounted solar energy systems.
 - (a) Roof-mounted solar energy systems that use the electricity on site or off site are permitted as an accessory use in all zoning districts when attached to any lawfully permitted building or structure.
 - (b) Height. Solar energy systems shall not exceed the maximum height restrictions of the zoning district within which they are located and are provided the same height exemptions granted to building-mounted mechanical devices or equipment.
 - (c) Aesthetics. Roof-mounted solar energy system installations shall incorporate, when feasible, the following design requirements:
 - [1] Panels installed on pitched roofs and facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof and highest edge of the system. Panels installed on flat roofs must be installed so that they are not visible or suitably screened.
 - (3) Ground-mounted solar energy systems.
 - (a) Ground-mounted solar energy systems that use the electricity primarily on site are permitted as accessory structures in all zoning districts.
 - (b) Setback and height. Ground-mounted solar energy systems shall adhere to the setback requirements of the underlying zoning district but shall not be less than 30 feet in the R2, R1-10, R1-20, and R1-40 and 50 feet in all other residential zones. Solar panels shall not exceed 10 feet in height in residential zones and 20 feet in height in all other zones.
 - (c) The surface area covered by ground-mounted solar panels shall be included in total lot coverage and shall not exceed 50% of the area of the lot, inclusive of all principal and accessory structures on the lot, as required by the underlying zone. The Planning Board, in its discretion, may increase the allowable lot coverage, if the applicant can demonstrate that there are no adverse impacts to the surrounding neighbors and community character.

- (d) All such systems in residential districts shall be installed on properties that are a minimum of two acres in size or more and shall be installed in the side or rear yards.
- (e) Landscape screening and buffering shall be required. A ground-mounted solar energy system shall be screened from adjacent residential properties, streets or roads on which it fronts or is visible from, and any other views which the Planning Board determines is necessary.

F. Approval standards for large-scale solar systems as a main use permitted by special permit.

- (1) Large-scale solar energy systems are prohibited in residential districts, but permitted through the issuance of a special use permit within all other zoning districts, subject to the requirements set forth in this section, including site plan approval. Large-scale solar energy systems are not permitted as a sole, principal use on properties within nonresidential zones. Applications for the installation of a large-scale solar energy system shall be submitted to the Planning Board for its review and action, which can include approval, approval with conditions, and denial. Where a solar energy system will require a tree removal permit, the application shall be referred to the Tree Conservation Advisory Commission. Notwithstanding the prohibition of Large-scale solar energy systems in residential districts, any Large-scale solar energy systems existing within the Town as of January 1, 2025 ("Existing Large-scale solar energy system") shall be considered a legal non-conforming use, and shall be governed by the provisions set forth herein.
- (2) Special use permit application requirements. For a special permit application, the requirements of § 195-40 shall be met unless otherwise waived by the Planning Board, and as supplemented by the following provisions.
 - (a) If the property of the proposed project is to be leased, legal consent between all parties, specifying the use(s) of the land for the duration of the project, including easements and other agreements, shall be submitted.
 - (b) Site plans, survey and other documentation required by the Planning Board showing the layout of the solar energy system signed by a professional engineer or registered architect shall be required.
 - (c) The equipment specification sheets shall be documented and submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - (d) Property operation and maintenance plan. Such plan shall describe continuing photovoltaic maintenance and property upkeep, such as mowing and trimming.
 - (e) A statement detailing the loss of trees and other vegetation to be removed and the quantity of carbon sequestered by said trees and vegetation using the "Method for Calculating Carbon Sequestration by Trees in Urban and Suburban Settings" of the U.S. Department of Energy, or other recognized methodology and a comparison of this data to the reduction of carbon emissions representative of the electrical output of the proposed facility that would have been produced from a traditional fossil fuel electrical generation plant.
- (3) Special use permit standards.

- (a) Height and setback. Large-scale solar energy systems shall adhere to the setback requirements of the underlying zoning district, except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. Screening pursuant to paragraph (g) shall not be required to comply with setbacks requirements. The height of ground-mounted systems shall be 20 feet in all zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or are suitably screened.
- (b) Lot size. Large-scale energy systems in nonresidential zones shall comply with the requirement in the underlying zone.
- (c) Lot coverage. A large-scale solar energy system that is ground-mounted shall not exceed 50% of the lot on which it is installed. The surface area covered by solar panels shall be included in total lot coverage. Where a solar energy system is not the principal use of the site, the lot coverage may exceed that of the underlying zone, but in no case shall exceed 50%, including all principal and accessory structures on the lot as required by the underlying zone.
- (d) All ground-mounted large-scale energy systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing. The type of fencing shall be determined by the Planning Board. The fencing and the system may be further screened by any landscaping needed to avoid adverse aesthetic impacts. Fencing for ground-mounted systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.
- (e) Any application under this section shall meet any substantive provisions contained in site plan requirements in the Chapter 195 of the Town Code entitled "Land Development" and Chapter 300 of the Town Code entitled "Zoning" that, in the judgment of the Planning Board, are applicable to the system being proposed. The Planning Board may waive one or more of the requirements therein.
- (f) The Planning Board may impose conditions on its approval of any special use permit under this section in order to enforce the standards referred to in this section or in order to discharge its obligations under the State Environmental Quality Review Act (SEQRA).
- (g) Screening and buffering shall be required. A landscape plan shall be submitted and approved by the Planning Board. Large-scale solar energy systems shall be screened from residential structures on adjacent properties, streets or roads on which it fronts or is visible from, and any other views, which the Planning Board determines is necessary. Where grade differential from adjacent residential properties is of such magnitude that nullifies the effectiveness of screening and buffering measures, the Planning Board shall only be required to minimize the views of the solar facility to the greatest extent reasonably practicable. Views from adjacent commercial properties shall be minimized to the extent reasonably practicable and screened from streets or roads to the extent reasonably practicable on which it fronts. Screening and buffering of systems that function as canopies or

carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected. Screening and buffering may be accomplished using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area. Native pollinator (birds, bats, bees, and multiple species of insects) habitats may be required to be established on a solar energy system where appropriate. Such habitats may consist of short-growing, low-maintenance, native seed mix underneath and around panels, diverse pollinator seed mix in between panels, buffers of vegetation that attract and benefit pollinators, and native flowering plants and grasses

- (h) Mitigation for tree loss under Chapter 270, when required, will be developed to mitigate for the carbon sequestration ability of the removed trees to the greatest extent practicable.
- (i) The owner, operator or manager of any large-scale solar power generation system shall be required to conduct annual inspections of the site's approved landscaping, screening, buffering, and any other required vegetative plantings or structures required under the approval. The inspection shall ascertain the health, effectiveness, condition and viability of such landscaping, screening, buffering, and any other required vegetative plantings or structures. The findings of each annual inspection shall be reported to the Town Engineer as a written report with photographs where necessary. Any dead or diseased vegetative material or any other deficiencies shall be promptly replaced or repaired by the site owner, operator, or manager. If such diseased, dead or deficient material is not promptly replaced or repaired to the satisfaction of the Town Engineer, the Town Engineer shall exercise enforcement action pursuant to § 300-199, Screening, drainage facilities and buffer strips.
- (j) For large-scale solar energy systems proposed to be installed on protected woodlands, the applicant shall provide an in-depth analysis of the functions of the woodlands to include, as appropriate, the items listed in § 270-3.

G. Abandonment and decommissioning.

- (1) All applications for a solar farm shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity, or in conjunction with removal of the facility, prior to issuance of a building permit. The Planning Board shall require the applicant to file a decommissioning bond prior to the issuance of any permits in an amount sufficient to cover the cost of decommissioning.
- (2) If the applicant begins but does not complete construction of the project within 18 months after receiving final site plan approval, this may be deemed abandonment of the project and require implementation of the decommissioning plan to the extent applicable.
- (3) The decommissioning plan must ensure that the site will be restored to a useful, nonhazardous condition without delay, including, but not limited to, the following:
 - (a) A cost estimate detailing the projected cost of executing the decommissioning plan shall be prepared by a professional engineer or contractor. Cost estimations shall

take into account inflation.

- (b) Removal of aboveground and below-ground equipment, structures and foundations.
 - (c) Restoration of the surface grade and soil after removal of equipment.
 - (d) Revegetation of restored soil areas with native seed mixes, excluding any invasive species. The Planning Board may require restoration of former forested areas using native species formerly on the site, and at a rate that will ensure the survival and maturation of the forest.
 - (e) The plan shall include a timeframe for the completion of site restoration work.
- (4) Solar energy systems are deemed abandoned after one year without electrical energy generation and must be removed from the property. Applications for extensions are reviewed by the Planning Board and may be extended for a period of one year. The maximum number of extensions is five. At the expiration of the system, it must be decommissioned.
- (5) If the large scale solar energy system is not decommissioned after being considered abandoned, the municipality may remove the system and restore the property and impose a lien on the property to cover the costs to the municipality.
- H. Enforcement. Any violation of this Solar Energy Law shall be subject to the same civil and criminal penalties provided for in Chapter 300, Zoning, of the Code of Town of Yorktown.
- I. Payments in lieu of taxes. To the extent any real property with a solar energy system authorized hereunder is exempt from taxation to the extent of any increase in the assessed value thereof by reason of the inclusion of such solar energy system under New York Real Property Tax Law § 487, the property owner shall be required to enter a contract with the Town for payments in lieu of taxes ("PILOT"), as set forth in NY RPTL § 487(9). The amount of such PILOT shall be set by the Town Board, upon recommendation of the Town Assessor. Said recommendation shall be based upon industry-recognized standards [e.g., the New York State Energy Research and Development Authority (NYSERDA) PILOT calculators]. Under NY RPTL § 487, solar energy systems are not exempt from special district ad valorem taxes, which will be the responsibility of the property owner in addition to any PILOT payments.
- J. Lock box. All large-scale solar energy systems shall maintain an emergency key box on site to provide for emergency access to the system and to provide for the storage of vital system information.
- K. Compliance with all laws. Solar energy systems shall comply with all applicable laws, including, as applicable, the Fire Code of the State of New York.

Section III. Severability.

If any clause, sentence, phrase, paragraph or any part of this local law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this local law would have been adopted had any such provisions been excluded.

Section IV. Repeal

All ordinances, local laws and parts thereof inconsistent with this Local Law are hereby repealed to the extent of such inconsistency.

Section V. Effective Date.

This local law shall become effective upon filing in the office of the Secretary of State in accordance with the provisions of the Municipal Home Rule Law.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Town of Yorktown Zoning Code amendment to Section 300-81.4 Solar Power Generation Systems and Facilities		
Project Location (describe, and attach a general location map): Town of Yorktown		
Brief Description of Proposed Action (include purpose or need): The Town zoning code is proposed to be amended to modify the special permit requirements for section 300-81.4 pertaining to solar energy generating systems.		
Name of Applicant/Sponsor: Town of Yorktown Town Board	Telephone: (914) 962-5722	
	E-Mail: Dquast@yorktownny.org	
Address: 363 Underhill Avenue		
City/PO: Yorktown Heights	State: NY	Zip Code: 10598
Project Contact (if not same as sponsor; give name and title/role): Adam Rodriguez, Town Attorney	Telephone: (914) 962-5722 x 241	
	E-Mail: arodriguez@yorktownny.org	
Address: Same as above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): N/A	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Local Law adoption	2025
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County Planning Department/Board review only	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>Croton Plan; Route 202/35/Bear Mountain Parkway Sustainable Development Plan; Hudson River Valley National Heritage Area; Hudson River Valley Greenway; Taconic State Parkway Scenic Byway Corridor Management Plan</u>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): 	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
The action is the adoption of a local law which will affect all zoning classifications in the town

b. Is the use permitted or allowed by a special or conditional use permit? N/A ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,

i. What is the proposed new zoning for the site? note: the action is an amendment to the zoning code

C.4. Existing community services.

a. In what school district is the project site located? Lakeland CSD; Yorktown CSD; Croton-Harmon Union Free SD; Ossining Union Free SD

b. What police or other public protection forces serve the project site?

Yorktown PD; NYS State Police

c. Which fire protection and emergency medical services serve the project site?

Yorktown VFD; Mohegan VFD; Yorktown Volunteer Ambulance Corp.

d. What parks serve the project site?

N/A -- the action involves the adoption of a local law only.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres

b. Total acreage to be physically disturbed? _____ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ 	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? <div style="margin-left: 20px;"> _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) </div> ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ <div style="margin-left: 20px;"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ </div> 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	N/A		
• Forested	N/A		
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A		
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A		
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A		
• Wetlands (freshwater or tidal)	N/A		
• Non-vegetated (bare rock, earth or fill)	N/A		
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? N/A</p> <p>i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? N/A</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam? N/A</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? N/A</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? N/A</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? N/A</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? N/A</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: N/A</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 45%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? N/A</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % N/A	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site N/A	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site N/A	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>N/A _____</p>	
<p>n. Does the project site contain a designated significant natural community? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;">N/A</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;">N/A</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>Westchester County - properties and farms exist in the town that are within the district.</u></p>	
<p>b. Are agricultural lands consisting of highly productive soils present? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

c. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: N/A <ul style="list-style-type: none"> i. Identify resource: <u>Taconic Parkway Scenic Byway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ N/A miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? N/A <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Ed Lachterman Date _____

Signature _____ Title Town Supervisor

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only (If applicable)

Project:

Date:

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>				<input checked="checked" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
-------------------------	--	--------------------------	--------------------------

6. Impacts on Air

The proposed action may include a state regulated air emission source.

(See Part 1, D.2.f., D.2.h, D.2.g)

If "Yes", answer questions a - f. If "No", move on to Section 7.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1, E.2. m.-q.)

If "Yes", answer questions a - j. If "No", move on to Section 8.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I. E.1.a, E.1.b, E.3.h.) If "Yes", answer questions a - g. If "No", go to Section 10. <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part I. E.3.e, f. and g.) If "Yes", answer questions a - e. If "No", go to Section 11. <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part I.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part I. C.1, C.2, and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part I. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type I and Unlisted Actions

SEQR Status: ☒ Type I ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Yorktown Town Board _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date: 4/10/25

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

The following shows the wording of the petition sent out on May 15th. Signatures were obtained between May 15 through May 20th (9:20AM) on Change.org. Unfortunately, we were not aware of this pending legislation until May 14th. Here it the [link](https://chng.it/tZCbWx9JpL) to the petition: <https://chng.it/tZCbWx9JpL>. Note there are a few apparent "typos" but there is no time to fix them.

We would like to know why and how and by whom "Sensible Solar" was started. Were they aware of the pending legislation change way ahead of public knowledge? Note that while they may have more total signatures, that does not indicate that there are more residents in favor of the Draft 2 as written. Only that they had more time.

The Petition Language:

I am a concerned resident of Yorktown and urge members of the Town Board to SUPPORT the Freestone 3-megawatt ground-mounted solar installation proposed for 1805 Jacob Road and to vote AGAINST the proposed restrictive law that would eliminate virtually all future community solar projects in Yorktown with the amendments to Chapter 300-81.4: "Solar Power Generation Systems and Facilities" - [Draft 2](#).

I fully support renewable energy, as it reduces the production of climate warming gases, reduces unhealthy air pollution, is affordable and not dependent on fluctuating fuel prices.

Why should Large-Scale Ground-Mounted COMMUNITY SOLAR projects in Yorktown be Supported?

Energy Needs

The Town of Yorktown has significant new construction and growth. Solar farms produce most energy during peak usage times, keeping the grid stable. Also, as we migrate from gas and oil for transportation and heat, we will need more clean energy.

Yorktown residents, businesses, and institutions currently consume ~260 million kilowatt-hours of electricity per year. Currently, Yorktown has 649 completed solar systems with about 26 megawatts of capacity. To offset 100% of Yorktown's current electricity use, we need 800% more solar than we have now. The need is clear.

Development Options

Solar farms are good neighbors. They do not cause noise, traffic, air or water pollution, have no garbage or recycle collection, put no load on our schools, don't emit light pollution but still pay taxes. Any other type of development will be an environmental negative, while clean, quiet solar farms are an environmental plus.

Financial Benefits

COMMUNITY SOLAR projects provide, at no cost to the town or residents, a guaranteed electricity bill savings for 25 years for the residents who sign-up, creating lower energy costs for hundreds of households, providing more affordable renewable energy to seniors, renters, fixed income consumers and homeowners that cannot add solar to their roofs.

Protect Property Values

Properly designed ground-mounted COMMUNITY SOLAR can enhance the appeal of our neighborhoods by demonstrating our community commitment to clean energy, making Yorktown more desirable and increasing property values.

What Legislation is Recommended?

I recommend the existing solar legislation be amended with improvements in visual shielding and setbacks etc. as listed in [Draft 1](#). In this case, the Town Planning Board will continue to act as in the past to review and approve any proposed projects.

The Proposed Jacob Road Project:

This Community Solar project will result in the creation of a new NATURE TRAIL from Jacob Road past the solar farm and wetlands, down to the Hunter Brook Preserve and there is also a plan to create an environmental education area along the trail, with benches for sitting and enjoying nature. Also, five (5) ACRES WILL BE DONATED to the Westchester Land Trust.

While some trees will be removed for the solar project, according to the EPA the annual carbon reduction from this 3.1 MW solar project will be equivalent to the carbon reduced by 1,654,614 ACRES OF US FORESTS.

This Community Solar project will be very well shielded by MATURE trees. And the panels will only be 10' high (vs. 15' elsewhere). Working with the Town Planning Board for 3 years, the developers have designed a project that recognizes the natural landscapes and will maintain wildlife (which would not be the case if the land were used for other types of development). There is extensive graphic modeling that shows the site will be very difficult, if not impossible to see due to the trees.

The site slopes away from the existing residents.. There is also an extensive stormwater management plan that is part of the project - draining into an existing wetland on the property that will continue to provide wildlife habitation.

Yorktown's open spaces, strong sense of community, and beautiful residential neighborhoods are what make this town special. This project helps protect them and creates a more sustainable future for all of us – especially our children and future generations.

I Urge the Town Board to Take Action Now!

I ask you to SUPPORT Freestone's ground-mounted solar and vote NO on the proposed law that will stop this project and others like it whose developers wish to work with the Planning Board.

In addition, I urge you to CREATE A CLIMATE ACTION PLAN that identifies specific areas for additional responsible solar solutions, including, for all viable locations:

- Solar canopies over parking areas
- Town of Yorktown promotion for rooftop solar on residential and commercial buildings
- Solar on all Town of Yorktown buildings

Please listen to the concerns of Yorktown residents like me and take action before it's too late!

Sincerely,
Yorktown Resident

Name	City	State	Postal Code	Country	Signed On
Robert DeAngelis	Yorktown Heights	NY	10598	United States	5/13/2025
Barbars Wolff	Yorktown Heights	NY	10598	United States	5/14/2025
Peter Capek	Ossining	NY	10562	United States	5/14/2025
Phyenix Young-White	Poughkeepsie	NY	12533	United States	5/14/2025
Sarah Wilson	Yorktown Heights	NY	10598	United States	5/14/2025
NeSean McKenzie	Williamstown	NJ	08094	United States	5/14/2025
Cesar Ortega	Sleepy hollow	NY	10591	United States	5/14/2025
jesse peralta	San Jose	CA	95138	United States	5/14/2025
Kim Foster	Yorktown	NY	10598	United States	5/15/2025
Artie Herdman	Carmel	NY	10512	United States	5/15/2025
Ryan Hutcherson	Denver	CO	80238	United States	5/15/2025
Tiorys Aristy	Cortlandt Manor	NY	10567	United States	5/15/2025
Rosalind Weis	yorktown heights	NY	10598	United States	5/15/2025
Bill Rubin	Yorktown Heights	NY	10598	United States	5/15/2025

Ronald Belanger	Yorktown Heights	NY	10598	United States	5/15/2025
William Ferrara	New York	NY	10021	United States	5/15/2025
Mike M.	New York	NY	10956	United States	5/15/2025
Leone Dieujuste	Spring Valley	NY	10977	United States	5/15/2025
Gilbert QUINTANILLA	Brooklyn	NY	11237	United States	5/15/2025
Ricki Cherry	Yorktown Heights	NY	10598	United States	5/15/2025
Vito Sacchetti	New York	NY	10128	United States	5/15/2025
Maria Costanzo	yorktown	NY	10598	United States	5/15/2025
Charles Lazarus	Ossining	NY	10562	United States	5/15/2025
Tim Taich	Mohegan Lake	NY	10547	United States	5/15/2025
Jennifer A Brehl	Ossining	NY	10562	United States	5/15/2025
Barbara Wolf	Bridgeport	CT	06602	United States	5/15/2025
Lisa Stamatelos	Yorktown Heights	NY	10598	United States	5/15/2025
Sara Schoenwetter	Mohegan Lake	NY	10547	United States	5/15/2025
gilda aronson	Yorktown Heights	NY	10598	United States	5/15/2025
Joyce Pear	Yorktown Heights	NY	10598	United States	5/15/2025
MARCY KAHN	Mohegan Lake	NY	10547	United States	5/15/2025
Wendy Frank	Yorktown Heights	NY	10598	United States	5/15/2025
Richard Jennings	Shrub Oak	NY	10588	United States	5/15/2025
Barbara Lewis	New York	NY	10016	United States	5/15/2025
Henry Quintanilla	Yorktown	NY	10598	United States	5/15/2025
Mason Babagool	Bronxville	NY	10708	United States	5/15/2025
Anna Pereira	Jacksonville	FL	32211	United States	5/15/2025
Christopher Campanella	Blauvelt	NY	10962	United States	5/15/2025
Lynn Somerstein	NEW YORK	NY	10128	United States	5/15/2025
Nicholas Mariano	Mohegan Lake	NY	10547	United States	5/15/2025
David Rodriguez	Nyack	NY	10960	United States	5/15/2025
ANDREW KERNER	Annapolis	MD	216666	United States	5/16/2025
Christian Dedvukaj	Cortlandt Manor	NY	10567	United States	5/16/2025
Hesky Fisher	Mohegan Lake	NY	10547	United States	5/16/2025
Ryan Moore	Queensbury	NY	12804	United States	5/16/2025
David Balaj	Chappaqua	NY	10514	United States	5/16/2025
William Everingham	Nyack	NY	10965	United States	5/16/2025
Richard Waksman	Pleasantville	NY	10570	United States	5/16/2025
Jeffrey Marfeo	Cortlandt Manor	NY	10567	United States	5/16/2025
Nelly Balloffet	Ossining	NY	10562	United States	5/16/2025
Daryl Lindholm	Yorktown Heights	NY	10598	United States	5/16/2025
Lorraine Socorro	Yonkers	NY	10710	United States	5/16/2025
Kristian Saljanin	New York	NY	10128	United States	5/16/2025
Matthew Byrne	Larchmont	NY	10538	United States	5/16/2025
Cynthia Tolo	Nanuet	NY	10954	United States	5/16/2025
Mark Cicola	Brooklyn	NY	11211	United States	5/16/2025
Mikki Shaw	Ossining	NY	10562	United States	5/16/2025

Melissa Iachetta	Kingston	NY	12401	United States	5/16/2025
Jason Weiner	Mohegan Lake	NY	10547	United States	5/16/2025
Jack Kouloheris	Ossining	NY	10562	United States	5/16/2025
Benjamin Rivera	Danbury	CT	06811	United States	5/16/2025
Owen Harden	Danbury	CT	06811	United States	5/16/2025
David Chess	Mohegan Lake	NY	10547	United States	5/17/2025
	Croton-on-				
Celeste Theis	Hudson	NY	10520	United States	5/17/2025
Cat Sayles	New Rochelle	NY	10805	United States	5/17/2025
Thomas Theis	New York	NY	10520	United States	5/17/2025
Alucard Valentine	North Salem	NY	10560	United States	5/17/2025
Dave Sayles	Scarsdale	NY	10583	United States	5/17/2025
Justin Thomas	Pomona	NY	10970	United States	5/17/2025
Antonino Rivera	Gardiner	NY	12525	United States	5/17/2025
Sheila Krstevski	Yorktown Heights	NY	10598	United States	5/17/2025
Rocco Competiello	Spring Valley	NY	10977	United States	5/17/2025
Michael Perusse	Yorktown Heights	NY	10598	United States	5/17/2025
Sarah Maine	New York	NY	10118	United States	5/18/2025
Chris Banzai	Woodbury	NY	10917	United States	5/18/2025
Gabriel Cowles	Newark	NJ	07103	United States	5/19/2025
Bryan Schmidt	Brockton	MA	02302	United States	5/19/2025
aaron cohen	New York	NY	10118	United States	5/19/2025
Kristen Ledesma	Yorktown Heights	NY	10598	United States	5/19/2025
Mary Ann Kelly	Yorktown Heights	NY	10598	United States	5/19/2025
Hotshot Hotwires	Ossining	NY	10562	United States	5/19/2025
Alexandra Shkoda	Yorktown Heights	NY	10598	United States	5/19/2025
Jann Mirchandani	Yorktown Heights	NY	10598	United States	5/19/2025
Barbara Mendels	Mount Kisco	NY	10549	United States	5/19/2025
Alexander Cochran	Yorktown	NY	10598	United States	5/19/2025
Linsay Cochran	Ossining	NY	10562	United States	5/19/2025
Susan B Buck	Yorktown Heights	NY	10598	United States	5/19/2025
Suzie DeAngelis	Yorktown Heights	NY	10598	United States	5/19/2025
Laura Kosbar	Mohegan Lake	NY	10547	United States	5/19/2025
Carol Fessler	Yorktown Heights	NY	10598	United States	5/19/2025
Heather Flournoy	Yorktown Heights	NY	10598	United States	5/19/2025
			11223-		
Giampiero Mariani	Brooklyn	NY	2744	United States	5/19/2025
Marcia Stone	Shrub Oak	NY	10588	United States	5/19/2025
brian Carroll	Ossining	NY	10562	United States	5/19/2025
Timothy Hartung	New York	NY	10118	United States	5/19/2025
Marie Keller	Yorktown Heights	NY	10598	United States	5/19/2025
Bob Conte	Bridgeport	CT	06602	United States	5/19/2025
Steven Schenkel	New York	NY	10022	United States	5/19/2025

Pamela Tran	Yorktown Heights	NY	10598	United States	5/19/2025
Rebekah Morris	New York	NY	10566	United States	5/19/2025
Laura Greenberg	Yorktown Heights	NY	10598	United States	5/19/2025
Raka Bose	Yorktown Heights	NY	10598	United States	5/19/2025
Christine Kelly-Edelman	Yorktown Heights	NY	10598	United States	5/19/2025
Jake Herchelroth	Yorktown Heights	NY	10598	United States	5/19/2025
Whit Rawlinson	Yorktown Heights	NY	10598	United States	5/19/2025
Karen Hibbert	Ossining	NY	10562	United States	5/20/2025
Shannon Kelley	Ossining	NY	10562	United States	5/20/2025
Bucknell Webb	Ossining	NY	10562	United States	5/20/2025
Jean Cesario	New York	NY	10118	United States	5/20/2025
CarolAnn Dispensa	Yorktown Heights	NY	10598	United States	5/20/2025
Leslie Hochberg	New York	NY	10025	United States	5/20/2025
Maureen Ganes	Bari		70100	Italy	5/20/2025

The Issue

Dear Members of the Yorktown Town Board,

I am writing as a concerned resident of Yorktown to urge you to ban large-scale ground-mounted solar installations in residential districts without grandfathering. While I fully support renewable energy, I believe that these projects pose serious risks to our community's character, environment, and property values.

Why Should Large-Scale Ground-Mounted Solar Be Banned in Residential Areas?

Preserve Yorktown's Future

These industrial-sized solar developments will permanently alter the charm and character of our neighborhoods, disrupting the suburban quality of life that makes Yorktown a great place to live.

Prevent Environmental Harm

Large-scale solar projects require significant deforestation, destroying natural landscapes and wildlife habitats. Once these green spaces are gone, they are gone forever.

No Benefits for Yorktown Residents

These solar fields will not lower my energy costs or provide any local benefits. Instead, they serve developers and outside regions while leaving Yorktown homeowners with all the negative impacts.

Protect Property Values

Large-scale ground-mounted solar will damage the appeal of our neighborhoods, making Yorktown less desirable and decreasing property values for homeowners like me.

Yorktown's open spaces, strong sense of community, and beautiful residential neighborhoods are what make this town special. We must protect them.

I Urge the Town Board to Take Action Now!

I ask you to ban large-scale ground-mounted solar in residential areas and instead promote responsible solar solutions such as:

- ✓ Rooftop solar for homes and businesses
- ✓ Solar on commercial/industrial buildings instead of clearing green space
- ✓ Solar in properly zoned industrial areas, not our neighborhoods

Please listen to the concerns of Yorktown residents like me and take action before it's too late!

Sincerely,

Yorktown Resident

PETITION SIGNERS

Name	City	State	Postal Code	Signed On
Sensible Solar Yorktown				3/12/2025
Angel Torres	Tarrytown	NY	10591	3/13/2025
Joseph Iaccarino	Wappingers Falls	NY	12590	3/13/2025
John Creeden	Mount Kisco	NY	10549	3/13/2025
Phyllis Brown				3/13/2025
Sharon Jones	Greenburgh	DE	10603	3/13/2025
Helen Leuthner	Lake Grove	NY	11755	3/13/2025
Mack Moscal	New York	NY	10032	3/13/2025
D'Andra Lewin	New Rochelle	NY	10801	3/13/2025
Ivette Torres	Queens	NY	11379	3/13/2025
Natalie Jarnstedt	Greenwich	CT	6830	3/13/2025
Maria Plochocki	Jersey City	NJ	7306	3/13/2025
Wendy Frank	New York	NY	10039	3/14/2025
Jaclyn Guerra	Mohegan Lake	NY	10562	3/24/2025
Sal ferrera	Peekskill	NY	10566	3/24/2025
Wendy Katz	Yorktown Heights	NY	10598	3/24/2025

Thomas Celentano	Yorktown Heights	NY	10598	3/24/2025
Kim Grillo	New York	NY	10021	3/24/2025
Patricia Sheridan	Yorktown Heights	NY	10598	3/24/2025
Corrine Simone	Yorktown Heights	NY	10598	3/24/2025
Anne Brosnan	Yorktown Heights	NY	10598	3/24/2025
Carol Ortega	Mahopac	NY	10541	3/25/2025
Donna Morabito	Yorktown Heights	NY	10598	3/25/2025
Melissa McCarthy	Mohegan Lake	NY	10547	3/25/2025
Rebecca Winget	yorktown hgt	NY	10598	3/25/2025
Christina Nardulli	New York	NY	10598	3/25/2025
Denise Connolly	Yorktown Heights	NY		3/25/2025
Kathleen O'Reilly	Cortlandt Manor	NY	10567	3/25/2025
Kristine Mancusi	Yorktown Heights	NY	10598	3/25/2025
Michael Samuels	Yorktown Hts	NY	10598	3/25/2025
Marcie Ciuffetelli	Yorktown Heights	NY	10598	3/25/2025
Deb Brogan	Yorktown Heights	NY	10598	3/25/2025
Rosalind Weis	yorktown heights	NY	10598	3/25/2025
Michelle Pellegrino	Yorktown Heights	NY	10598	3/25/2025
Kathy Tsentides	YORKTOWN HTS	NY	10598	3/25/2025
Yuka Florio	Yorktown Heights	NY	10598	3/25/2025

Linda Rosoff	Yorktown Heights	NY	10598	3/25/2025
Daniela Morelli	Mahopac	NY	10541	3/25/2025
Eva Estabaya	Brooklyn	NY	11207	3/25/2025
Keeva Dedewo	Mohegan Lake	NY	10547	3/25/2025
Carolanne Mathis	Yorktown Heights	NY	10598	3/25/2025
Karen Mingone	Yorktown Heights	NY	10598	3/25/2025
Angie Ortiz	New York	NY	10588	3/25/2025
Jennifer Allende	Yorktown Heights	NY	10708	3/25/2025
Annemarie Filizzola	Yorktown Heights	NY	10598	3/25/2025
Diane Longo	Somers	NY	10589	3/25/2025
Darcy Maywald	Newark	NJ	7104	3/25/2025
Liz Sheeran	Yorktown	NY	10598	3/25/2025
Stephanie Azadian	Mahopac	NY	10541	3/25/2025
Suzanne Lewis	Yorktown Heights	NY	10598	3/25/2025
Meka Sainovic	New York	NY	10022	3/25/2025
Judy Bowen	Cortlandt Manor	NY	10567	3/25/2025
Dorys Garcia-Hand	Ossining	NY	10562	3/25/2025
Francesca Bonavita	Croton on Hudson	NY	10520	3/25/2025
Liam Thielking	New York	NY	10028	3/25/2025
diane Marazino	Gloucester City	NJ	8030	3/25/2025

Melinda Irizarry	Yorktown Heights	NY	10598	3/25/2025
Lisa Olmos	Somers	NY	10589	3/25/2025
Diane Serrille	Katonah	NY	10536	3/25/2025
Sharon Adler	Mohegan Lake	NY	10547	3/25/2025
Michael Novielli	Yorktown	NY	10598	3/25/2025
janet pugliese	Ossining	NY	10562	3/25/2025
Gail Maisel	Mohegan Lake	NY	10547	3/25/2025
Louise Kennedy	Poughquag	NY	10541	3/25/2025
Angelina Delic	Yorktown Heights	NY	10598	3/25/2025
Jim Mcglone	New York	NY	10022	3/25/2025
Judy Hulbert	Yorktown Heights	NY	10598	3/25/2025
lori Morizio	Mahopac	NY	10541	3/25/2025
Dawn Baker	Baldwin Place	NY	10505	3/25/2025
Karen Menduni	Yorktown	NY	10598	3/25/2025
Ross Campbell	Jefferson valley	NY	10535	3/25/2025
Janel Lloyd	New York	NY	10065	3/25/2025
Donna Steffen	Croton on Hudson	NY	10520	3/25/2025
Marjorie Irwin	Cortlandt Manor	NY	10567	3/25/2025
Angela DelBene	Yorktown Heights	NY	10598	3/25/2025
Lynn Carroll	Yorktown Heights	NY	10598	3/25/2025

pat wink	Yorktown Heights	NY	10598	3/25/2025
Nancy Young	Cortlandt Manor	NY	10567	3/25/2025
Frank Tetro	Yorktown Heights	NY	10598	3/25/2025
Dan Creary	Mahopac	NY	10541	3/25/2025
Adriana Vazquez	Yorktown Heights	NY	10598	3/25/2025
Lisa Natale	Yorktown Heights	NY	10598	3/25/2025
Jon Inwood	Brooklyn	NY	11226	3/25/2025
Patricia Donnelly	Katonah	NY	10536	3/25/2025
nathalie kopercinski	Elmsford	NY	10523	3/25/2025
Jeannette Persico	The Bronx	NY	10462	3/25/2025
Linda Zacchio	Carmel 10512	NY	10512	3/25/2025
Marilyn Murphy	New York	NY	10118	3/25/2025
alan pio	Yorktown Heights	NY	10598	3/25/2025
Debra Clarke	Yorktown Heights	NY	10598	3/25/2025
Helena Amorim	New York	NY	10118	3/25/2025
Erik diaz	Newark	NJ	7107	3/25/2025
Daisy Pena	Yorktown Heights	NY	10598	3/25/2025
Mark Russo	Chatham	NY	12037	3/25/2025
Marlene Furst	Katonah	NY	10536	3/25/2025
Marketa Esaili	Yorktown	NY	10598	3/25/2025

Randal Pratt	Yorktown Heights	NY	10598	3/25/2025
Geraldine Giordano	Somers	NY	10589	3/25/2025
joe bellamy	Yorktown Heights	NY	10598	3/25/2025
Beny Mulliqi	Yorktown Heights	NY	10598	3/25/2025
Christopher Kwechin	Cortlandt Manor	NY	10547	3/25/2025
Patricia Kaley	Yorktown Heights	NY	10598	3/25/2025
keith schenenga	Yorktown Heights	NY	10598	3/25/2025
cristie meuse	Croton-on-Hudson	NY	10520	3/25/2025
peter chieffo	Yorktown Heights	NY	10598	3/25/2025
Rebecca Bratt	Carmel	NY	10512	3/25/2025
Margaret Herrera	Mohegan Lake	NY	10547	3/26/2025
	Lance Armor	HI		3/26/2025
JOANNE DeLillo	Yorktown Heights	NY	10598	3/26/2025
Melody Aubry	New York	NY	10118	3/26/2025
Bledar Mulliqi	Denver	CO	80205	3/26/2025
Kathleen Polcha	Yorktown Heights	NY	10598	3/26/2025
Barbara Luciw	West Milford		7480	3/26/2025
Mary Taylor	Goshen	NY	10924	3/26/2025
Tracy Letizia	Yorktown Heights	NY	10598	3/26/2025
Kathleen Kaiser	Yorktown Heights	NY	10598	3/26/2025

Jennifer Comerford	Yorktown Heights	NY	10598	3/26/2025
Grace De Feo	Baldwin Place	NY	10505	3/26/2025
Donna Kerr	White Plains	NY	10562	3/26/2025
Lami Audu	Yorktown Heights	NY	10598	3/26/2025
Kathleen McKenzie	Mahopac	NY	10541	3/26/2025
Jacqueline Feurer-Mcgee	Yorktown Heights	NY	10598	3/26/2025
Marie Raptis	Mahopac	NY	10541	3/26/2025
Kelly Hernandez	Cortlandt Manor	NY	10567	3/26/2025
Michael Fichter	Putnam Valley	NY	10579	3/26/2025
Susan Buchanan	Mohegan Lake	NY	10547	3/27/2025
Jorsely Soriano	Tarrytown	NY	10591	3/27/2025
Katherine Alberca	Sleepy Hollow	NY	10510	3/27/2025
noel harvey	Bridgeport	CT	6602	3/27/2025
Cristian Borrero	Bridgeport	CT	6610	3/27/2025
Matthew Rose	Sharon	MA	2067	3/27/2025
Sabrina Philipose	Elmont	NY	11003	3/27/2025
Michelle Lobo	Yorktown Heights	NY	10598	3/27/2025
Richard Shaw JR	Yorktown Heights	NY	10598	3/28/2025
Jennifer Alves	Yorktown Heights	NY	10598	3/28/2025
Marty Dworkis	New York	NY		3/29/2025

Rossano Giannini	Nyack	NY	10960	3/29/2025
Angelina Arias	New Windsor	NY	12553	3/29/2025
Lena Shockley	Tuxedo Park	NY	10987	3/29/2025
John Coffey	Lake Katrine	NY	12449	3/30/2025
Monica Sheard	Yorktown Heights	NY	10598	3/30/2025
Sharon Bretti	Yorktown Heights	NY	10598	3/30/2025
Matt Hoffman	Yorktown Heights	NY	10598	3/31/2025
Gabe Sather	Stamford	CT	6903	3/31/2025
Barbara Barito	Mohegan Lake	NY	10547	3/31/2025
Jean-Pierre KABANGA	Portland	ME	04102-3191	3/31/2025
Jillian Best	Nanuet	NY	10954	3/31/2025
Latesha Sellers	Beacon	NY	12508	4/1/2025
Alan Hearty	Mount Vernon	NY	10550	4/1/2025
Leivi Horowitz	New City	NY	10956	4/1/2025
Elizabeth Alves	New York	NY	10069	4/1/2025
Kimora Taylor	Middletown	NY	10940	4/1/2025
Cole Bonino	Kings park	NY	11768	4/2/2025
Marie Ramdazzo-Bruno	Yorktown Heights	NY	10598	4/2/2025
Gerald Heintz	Yorktown Heights	NY	10598	4/2/2025

susan schrift	Yorktown Heights	NY	10598	4/3/2025
Ashleey Belanger	Warwick	NY	10990	4/3/2025
Jay Kopstein	New York	NY	10118	4/3/2025
Leslie Weinman	Yorktown Heights	NY	10598	4/3/2025
Charles Pardo	Queens	NY	11368	4/3/2025
Eric Frankfort	Yorktown Heights	NY	10598	4/3/2025
Elizabeth Cisek	Warwick	NY	10990	4/3/2025
Thomas Mctigue	Yorktown heights	NY	10598	4/3/2025
Eliezer Farkas	New York	NY	10013	4/4/2025
Allayne Waller	Brooklyn	NY	11203	4/4/2025
Ann Marie DOnofrio	Carmel	NY	10512	4/6/2025
Gus Carver	Cornwall-on-Hudson	NY	12518	4/6/2025
Houle Cao	Scarsdale	NY	10583	4/7/2025
Donnell Patterson	Brewster	NY	10509	4/7/2025
Mamuka Saneblidze	Monroe	NY	10950	4/7/2025
Igor Balkovyy	Yorktown Heights	NY	10598	4/7/2025
Gitty Lebovits	Monroe	NY	10950	4/7/2025
mordechai weiss	nanuet	NY	10954	4/7/2025
Karl Ehrmann	Ossining	NY	10562	4/8/2025
Adrianna Jones	New Windsor	NY	12553	4/8/2025

Selina Curtin	New York	NY	10021	4/9/2025
Cora Impenna	Crompond	NY	10517	4/9/2025
Susan Foley	Monroe	NY	10950	4/9/2025
maureen stark	yorktown heights	NY	10598	4/9/2025
kate yarleque	West Haverstraw	NY	10993	4/10/2025
Tracey Gill	Hamilton	OH	45011	4/10/2025
Lois Perrone	New York	NY	10044	4/10/2025
Chad Collesian	Mahopac	NY	10541	4/11/2025
John F McMullen	Armonk	NY	10504	4/11/2025
Dain Barasch	Ellenville	NY	12428	4/12/2025
Pasquale Gasperini	Poughkeepsie	NY	12603	4/13/2025
Nathan Roberts	Fairfield	CT	6824	4/13/2025
Laurie Butler	Newburgh	NY	12550	4/13/2025
John Bower	Tuxedo Park	NY	10987	4/13/2025
Thomas Cassidy	Warwick	NY	10990	4/14/2025
Sam Schneider	Bethel	CT	6801	4/14/2025
deep diver001	Walden	NY	12586	4/14/2025
Karen Masek	Bridgeport	CT	6606	4/14/2025
Mary Flanigan	Millwood	NY	10546	4/14/2025
Angelina Arias	Newburgh	NY	12550	4/16/2025

Ann Marie Dobransky	Yorktown Heights	NY	10598	4/16/2025
Phil. Barone	Montrose	NY	10548	4/21/2025
Raven Koki	New York	NY	10605	4/22/2025
Conor Russell	New City	NY	10956	4/24/2025
Kevin Carty	Boston	MA	2293	4/25/2025
Leone Dieujuste	Spring Valley	NY	10977	4/27/2025
Kaitlyn Zelaya	Stony Point	NY	10980	4/29/2025
Bella Duans	Mahopac	NY	10541	5/1/2025
Jon Loria	Brewster	NY	10509	5/1/2025
Carey Weson	Lake Carmel	NY	10512	5/1/2025
Lynn Madio	Brewster	NY	10509	5/1/2025
Nikole DeRosa	Mahopac	NY	10541	5/1/2025
Kevin Keane	Brewster	NY	10509	5/1/2025
Laura Kretzmer	Danbury	CT	6813	5/1/2025
Carmen L. Guzman	KENT LAKES	NY	10512	5/1/2025
Ana Caceres	Brewster	NY	10509	5/1/2025
Teresa Rotundo	Carmel	NY	10512	5/1/2025
Cindy Caban	Brewster	NY	10509	5/3/2025
riley rosa	Carmel	NY	10512	5/4/2025
George Rodriguez	Beaverdam Lake-Salisbury Mills	NY	12577	5/4/2025

Sarah Pasiak	Danbury	CT	6811	5/5/2025
Petra J. Brooks-Saladyga	Medford	NY	10516	5/6/2025
Deven Modestod	Mahopac	NY	10541	5/7/2025
Anthony Cotto				5/10/2025
Chelsea Rodriguez	Danbury	CT	6810	5/12/2025
Michele Herrmann	Monroe	CT	6468	5/12/2025
Angela Illescas	Danbury	CT	6811	5/13/2025

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

To: Town Board
From: ABACA
Date: May 2, 2025
Subject: Town Board Referral - Proposed Local Law Amending Chapter 300 – Solar Law

Documents Received and Reviewed:	Produced By:
Town Board Referral dated April 11, 2025 with associated documents	Town Clerk

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject during their meeting held on Tuesday, April 15th.

The ABACA has the following comments:

1. Paragraph 'E' requires applicants installing roof mounted small-scale solar energy systems mounted facing front yards or any yard facing the street be referred to the ABACA for review and recommendation. The Board still feels strongly that this requirement (*as mentioned in their 7/27/2020 memo*) is inappropriate, unnecessary, and ineffective. The Board requests for this portion of the law to be removed.

The Board currently does not have any authority over the design and aesthetics for the architecture of existing or proposed one and two-family homes unless in a subdivision and has never had authority over the roof-mounted solar panels on existing one and two-family dwellings in residential areas, so why would the law require our review now? There are so many examples currently in place where front yard or street facing solar panels have already been granted that requiring an approval now for street facing systems would be “capricious and arbitrary” and would ultimately result in a rubber stamp approval. Also, due to the small-scale nature of most of our residential structures and their orientation, it would be impossible for certain south facing homes to be fitted with systems if the front yard roof faces south and, therefore, a denial would eliminate the possibility for these home owners to install solar panels and could potentially be seen as unfair. However, it is the opinion of the Board that installation of such systems on roofs facing the front yard or any street within residential or commercial properties detract from the aesthetic character of our neighborhoods and feels that these types of installations should be limited to the greatest extent possible.
2. Paragraph 'F' prohibits the installation of solar systems or farms in residential districts entirely and prohibits installation in non-residential districts when installed as the primary use. The Board agrees and feels that continuing to allow these systems ultimately affect the character and nature of our suburban rural community which is what makes the Town of Yorktown so appealing and sought after. The nature of our community is essential.
3. The law makes existing systems existing non-conforming and requires the existing systems to meet this current law which is acceptable to the Board. The Board agrees that any such system should be fully screened from view and that height requirements should be maintained
4. The Board agrees that solar systems should be encouraged to be installed on as many flat roofs of commercial buildings throughout the community and new construction. The incorporation of these units should be properly screened with appropriate screening. If applicants do not wish to consider solar roofs then green roofs should be an option.
5. Solar panels should not be permitted to be installed in commercial districts unless on flat roofs. Further, aside from the incentive of decreased energy costs, is there a way the town could incentivize businesses to install systems on large flat roofs as this is ideal since businesses are generally used during daytime when the sun shines.

Christopher Taormina, RA
Chairman

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

ABACA Memo – Chapter 300 - Solar Law

May 2, 2025

Page 2 of 2

6. The Board agrees that solar systems should be permitted to be installed above the sea of commercial parking areas in the town but feels it should be done in such a way to maintain the character and nature of the town's built environment. Systems that cover parking impervious surfaces should not be considered building areas which would be limiting since it is making better use of existing impervious areas.
7. The Board feels that the stakeholder should always be the property owner and community, so leasing portions of property for the installation of a solar system to an otherwise uninterested party should not be permitted. All approved solar systems installed in and around the town on commercial sites should share a portion of the power generated with the town and its residents.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Town Clerk

Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN CONSERVATION BOARD

Town of Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722

MEMORANDUM

To: Town Board

From: Conservation Board

Date: May 19, 2025

Re: Town Board Referral – Chapter 300 - Proposed amendment to remove large-scale solar generation systems and facilities from residential zones.

The Conservation Board reviewed the proposed changes to the solar law and offer the following comments:

1. The Conservation Board currently reviews all tree permit applications. The proposed solar law refers tree permits solely to the Tree Conservation Advisory Commission. The Conservation Board should be included as a mandatory referral.
2. The Conservation Board has consistently recommended that these industrial projects be limited to already disturbed parcels, such as abandoned farm fields, with proper screening in order that the viewshed is not impacted. The wholesale removal of acres of trees to site these systems poses significant environmental impacts to wildlife, watersheds, and increases the fragmentation of forested lands. While the proposed changes have addressed setbacks and screenings, addressing limiting large scale ground-mounted solar systems to previously disturbed parcels has not been mentioned in the revised proposal.
3. The law doesn't require a rigorous enough analysis of the loss of forested woodlands. The function of woodlands is more than the sum of the trees, in replacement for carbon sequestration. Little attention is given to the broader impacts of environmental loss of woodlands in an ever encroachment of open space. Mitigation in the form of payment into a tree fund is not a substitute for a forest that provides shelter and food for wildlife, connectivity of green spaces, ecosystem services, the ability to filter water supplies, control floods and erosion, sustain biodiversity and genetic resources.

Respectfully submitted,

Phyllis Bock

For the Conservation Board

From: [Diana Quast](#)
To: [Maura Weissleder](#)
Subject: FW: Comments on Draft 2 of the Solar Law
Date: Friday, April 18, 2025 1:23:12 PM

From: Kopstein Jay <jkopstein@yahoo.com>

Sent: Friday, April 18, 2025 12:54 PM

To: Ed Lachterman <elachterman@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>; Town Attorney <townattorney@yorktownny.gov>

Subject: Comments on Draft 2 of the Solar Law

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

DRAFT

§ 300-81.4. Solar power generation systems and facilities.

F. Approval standards for large-scale solar systems as a main use permitted by special permit.

(3) Special use permit standards. (a) Height and setback. Large-scale solar energy systems shall adhere to the setback requirements of the underlying zoning district, except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. Screening pursuant to paragraph (g) shall not be required to comply with setbacks requirements. The height of ground-mounted systems shall be 20 feet in all zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or are suitably screened.

(d) All ground-mounted large-scale energy systems shall be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's contact information shall be placed on the entrance and perimeter of the fencing. The type of fencing shall be determined by the Planning Board. The fencing and the system may be further screened by any landscaping needed to avoid adverse aesthetic impacts. Fencing for ground-mounted systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.

RECOMMENDATIONS

§ 300-81.4. Solar power generation systems and facilities.

F. Approval standards for large-scale solar systems as a main use permitted by special permit.

(3) Special use permit standards. (a) Height and setback. Large-scale solar energy systems shall adhere to the setback requirements of the underlying zoning district,

except that the Planning Board may impose greater setbacks if it determines that the minimum setbacks do not provide adequate protection against identified negative impacts. Screening pursuant to paragraph (g) shall not be required to comply with setbacks requirements. The height of ground-mounted systems shall **NOT EXCEED** 20 feet in all zones. Roof-mounted systems shall be limited to the height requirements of the underlying zone except that panels installed on flat roofs must be installed so that they are not visible or are suitably screened.

(d) All ground-mounted large-scale energy systems shall be enclosed by fencing to prevent unauthorized access. Warning and hazard signs with the owner's contact information and type of hazard shall be placed on the entrance and perimeter of the fencing. The type of fencing shall be determined by the Planning Board. The fencing and the system may be further screened by any landscaping needed to avoid adverse aesthetic impacts. Fencing for ground-mounted systems that function as canopies or carports above parking areas may not be required, provided that the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected.

Consider adding fire and intrusion alarm system requirements.



Westchester County Planning Board Referral Review
Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

Kenneth W. Jenkins
Westchester County Executive

April 21, 2025

Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

**County Planning Board Referral File YTN 25-008 – Solar Power Generation
Zoning Text Amendment**

Dear Ms. Quast:

The Westchester County Planning Board has received a proposed local law to amend the text of the Yorktown Zoning Ordinance to remove large-scale solar systems as a permitted use within the residential districts of the Town, and to reduce the permitted area of ground-mounted solar systems within nonresidential zones to below 50% of the lot, from 80% of the lot. Large-scale solar systems would continue to not be permitted as a principal use within nonresidential zones. Additionally, Setback requirements for small-scale ground-mounted solar systems would be increased to 30 feet within the R2, R1-10, R1-20, and R1-40 residential zones, or to 50 feet in the other residential zones. Heights for small-scale ground-mounted arrays would be reduced within the residential zones from 15 feet to 10 feet.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this review.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code. While we understand that the Town wishes to refocus the installation of large-scale solar arrays away from residential and woodland areas, we do not believe that a prohibition of large-scale solar systems within all the residential zones is appropriate. We note that there are many uses within the residential zones that may appropriately host a large-scale solar array, including school campuses, golf courses, institutional sites, or existing utility areas. We recommend that the proposed law permit these existing uses to establish solar arrays on their properties in a manner similar to the commercial zones.

We also caution that continuing to require large-scale solar collection systems to be an accessory use within the commercial zones may impact the development of these important contributors to the State and County's transition to renewable energy sources, especially since they would not be permitted within the residential zones. By requiring solar farms to be accessory to another use, less buildable area on a site would be available for solar arrays, thus decreasing the potential output of any future solar farm. The Town should study the possible effects of this proposed law on the fiscal viability of establishing solar farms, and consider whether increased environmental protections would provide a suitable check on inappropriate development as opposed to requiring all solar farms to be incidental to another use.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs". The signature is fluid and cursive, with the first name "Bernard" being more prominent than the last name "Thombs".

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning

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

To: Town Board
From: Planning Board
Date: April 30, 2025
Subject: Town Board Referral – Chapter 300
Solar Power Generation Systems and Facilities

At its meeting of April 21, 2025, the Planning Board discussed the subject referral. The Board believes that electrical infrastructure, like all infrastructure, is important and necessary to the health, safety, and welfare of the general public. The Planning Board respectfully submits that in light of recent events surrounding the supply, demand, and cost of electricity, that it may be in the Town's best interest to provide for alternative electricity production. The Board therefore recommends against banning large-scale solar power generation systems and facilities from all residential zones.

The Board wishes to respectfully point out that thus far, its approvals of large-scale solar installations do not exhibit a significant set of failures. Six large-scale solar installations have been approved by the Board. Of these, three are on active farms in residential zones, which was supported because there were less trees to be removed from these sites. One of these is potentially visible from Yorktown's trail system and one is visible from neighboring properties and a well-travelled State Road. The third is largely internal to itself.

A fourth installation was constructed on an inactive farm which abuts commercial uses on 3 sides and the Con Edison right-of-way. While currently visible from certain points, two facts must be addressed:

1. The site's visibility is from commercial areas in which it is expected to remain an allowable use. This renders the visual impact no less significant or undesirable than installations that can yet be developed on abutting commercial properties.
2. The buffer screening has only been installed for one season and has therefore not yet matured.

A fifth installation was constructed on residential property on less acreage than was previously reviewed for a residential subdivision and, as of the date of this memo, the required buffer screening has not yet been installed. In addition, a conservation restriction was placed on 6 acres of the property between the Mohegan Outlet and Lockwood Road to remain in its natural state for at least the life of the solar installation. The sixth installation is located at the IBM property and would still be allowed.

The Board therefore does not feel large-scale solar installations should be banned from residential zones because every site is unique and measures are in place and can be strengthened to protect residents from perceived negative impacts.

Respectfully submitted,


Ian Richey
Assistant Planner

CLIFFORD L. DAVIS

ATTORNEY AT LAW

200 MAMARONECK AVENUE
SUITE 602
WHITE PLAINS, NEW YORK 10601-5304

—
(914) 548-7422
cdavis@clifforddavis.com
www.clifforddavis.com

May 13, 2025

Honorable Supervisor Edward Lachterman
Honorable Council Members of the
Yorktown Town Board
363 Underhill Avenue
Yorktown, NY 10583

Re: Proposed Solar Legislation

Dear Honorable Supervisor Edward Lachterman and Honorable Council
Members of the Yorktown Town Board:

I am counsel for the direct adjacent residential property to
the proposed Dell Avenue Solar Farm, located at 200 Dell Avenue in
Yorktown, New York, by the developer SOL Systems, also in the R-160
residential zone.

A. The Town's Proposed Solar Legislation Is Consistent
With Westchester Communities Addressing The Detrimental
Impacts From Large-Scale Solar Facilities

It is respectfully submitted that the Town of Yorktown's
proposed amendment regarding large-scale solar facilities is
consistent with the recent developments in other municipalities in
Westchester which have addressed the detrimental impacts of large-
scale solar facilities in their municipalities.

The Town has a great opportunity to be proactive and to convey
to developers where it wants solar to be developed in the Town, as

opposed to being in a more reactionary mode when a development application is submitted. The municipalities below have made it clear that solar is not welcome in residential districts, and certainly not in an undeveloped woodland. The City of White Plains does not permit solar farms at all.

Westchester municipalities in addressing large-scale solar facilities have trended to limit such facilities to non-residential districts as set forth in the Towns of Greenburgh, Cortlandt, and North Castle.

In the Town of Greenburgh, large-scale ground mounted solar panels are only permitted in specified nonresidential zoning districts and not in residential districts. Section 285-37.2.F: "Permitting Requirements for Tier 3 Solar Energy Systems. Tier 3 Solar Energy Systems (nonresidential ground-mounted systems) shall be permitted in the following zoning districts in the Town (CB, DS, CA, HC, UR, OB, OB-1, LOB, IB, PD, PED, LI, and GI) as accessory uses, subject to the issuance of a Building Permit and compliance with the following conditions."

In the neighboring Town of Cortlandt ground mounted solar panels are prohibited in almost all residential districts. Section 255-5.E: "Ground-mounted and canopy-mounted solar energy systems are prohibited in the R-40, R-40A, R-20, R-15, R-10, and RG Zoning District. "

In the Town of North Castle large-scale solar panels are only allowed in non-residential districts. Section 258.4.J: "Large-scale ground-mounted and freestanding solar collectors shall be permitted in all nonresidential zoning districts of the Town via Town Board special use permit and Planning Board site plan approval."

As stated above, the City of White Plains takes a different approach and completely bans solar panel farms throughout the city and only permits solar panels on buildings or a solar parking canopy. Section 4.4.21.4: "Solar panels" are only permitted on "buildings" and as part of a solar parking canopy. The Commissioner of Building is the approving agency for all rooftop solar installations except a "solar parking canopy."

The Town/Village of Harrison limits large scale solar facilities to only two residential districts. Section 206-6.C(1) "Tier 3 Solar Energy Systems. A Tier 3 Solar Energy System shall be permitted as a Special Exception Use in the SB-100, SB-35, SB-1, SB-0, R-1 and R-2 zoning districts only on parcels containing twenty-five (25) acres or greater in land area, subject to the

following safeguards and conditions.

However, even within those 2 residential districts the Town/Village of Harrison further essentially bans ground mounted solar in "undeveloped, vegetated and wooded areas that exist in a natural or manicured state". Section 206.2.E. : "The Town values its open space, natural areas, and unique character. Maintaining high environmental quality and values are a mainstay of the Town's efforts in its guidance and regulation of development in the Town. As such, the Town, in guiding the development of large-scale solar installations, will prioritize their placement on the roofs of existing commercial buildings, or in existing parking lots within the Special Business (SB) zoning districts. ***The installation of solar facilities in undeveloped, vegetated and wooded areas that exist in a natural or manicured state should be avoided and would be considered contrary to the open space preservation policies of the Town of Harrison.***" (Emphasis supplied).

B. The Town's Proposed Legislation Is
Consistent With the Town's Comprehensive Plan

As this Board well knows any zoning change has to be consistent with the Town's Comprehensive Plan.

Yorktown's Comprehensive Plan, adopted in 2010, is consistent with the intent and purpose of the Town's proposed solar law.

The Vision Statement of the Land Use Chapter states in the first paragraph of the first page:

"Throughout Yorktown, development should be carefully balanced with natural resource conservation and scenic and historic preservation."

This chapter recommends:

"[L]and uses and development patterns are compatible with the goals and policies in this Comprehensive Plan which have been established to protect natural resources, historic resources, and scenic corridors and vistas." (p. 2.)

Housing

The Comprehensive Plan's vision statement for housing is clear:

"Yorktown should remain a community of primarily

lower-density single-family homes, interspersed with open space preserves. Yorktown's high neighborhood quality of life is derived from a long history of preserving its rural quality and protecting its natural resources." (p. 5-1)

The Comprehensive Plan is antithetical to permitting industrial large-scale solar in all residential districts in Town:

"Yorktown has a distinctive scenic and historic character, comprised of farmland, woodlands, lakes and streams, historic structures and sites, and unique natural resource areas like the Croton Reservoir. These characteristics contribute to Yorktown's unique character and help make the Town an attractive place to live, work, and play. Yorktown's scenic and historic resources should be protected and carried forward into the Town's future, even as development continues to occur." (p. ES-11).

The Comprehensive Plan has goals and recommendations designed to "[p]rotect and enhance the community character of residential neighborhoods;" (p. 2.2), "[p]rotect the visual quality of scenic corridors, as well as key scenic vistas;" (p. 2.2) and to "[p]rotect street trees and woodland areas, particularly significant trees, in residential areas where they contribute to the character of the community." (p. 5.2)

Yorktown's Comprehensive Plan is clearly designed to limit growth as a way of protecting the distinct residential character of the Town.

C. Severability Recommendation

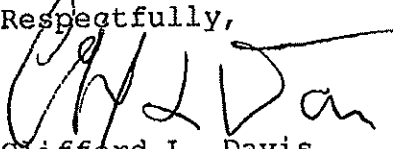
In the Severability section it is recommended that the following be added: "To the extent that a court or agency of competent jurisdiction determines that a large-scale solar facility is permitted in a residential district that the setback from the property boundary line for said facility shall be no less than 200 feet and that the large-solar facility shall not exceed 10 feet in height."

D. Conclusion

Accordingly, it is respectfully submitted that the Town's proposed solar law as to large-scale solar facilities is consistent with the Town's Comprehensive Plan and is in agreement with the zoning amendments made in other Westchester communities which addressed the detrimental impacts of large-scale solar facilities to

their residential districts.

Respectfully,



Clifford L. Davis