

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

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

December 6, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – November 22, 2021

REGULAR SESSION

3. **Arcadia Farm Solar Farm
Decision Statement**

Location: 47.11-1-4; 1300 Baptist Church Road

Contact: Croton Energy Group

Description: Proposed 800 kW ground mounted large-scale solar energy system disturbing approximately 6 acres of a 28.85 acre horse farm in the R1-80 zone.

4. **Yorktown Rehabilitation and Nursing Center Solar Projects
Public Informational Hearing**

Location: 35.12-1-3; 2300 Catherine Street

Contact: Ecology New York

Description: Proposed installation of a 698 kW DC/467 kW AC solar canopy system over existing parking with a 548 kWh Tier 1 Battery Energy Storage System and installation of a 284 kW DC/260 kW AC ground mounted solar array on a 12.84 acre parcel in the RSP-3 zone with existing skilled nursing facility.

5. **C3 Holdings LLC fka Generations Building
Public Informational Hearing**

Location: 48.11-1-51; 1500 Front Street

Contact: Site Design Consultants

Description: Proposed two-story 3,600 SF building to be used as a 3-bay parking garage on the first floor, material storage on the second floor for one of the existing businesses within the building. This site plan was previously approved by Planning Board Resolution #09-08 on March 9, 2009.

6. **Old Hill Farm Solar Farm
Public Informational Hearing**

Location: 16.08-1-4 & 17; 571 East Main Street, Jefferson Valley

Contact: Hillside Solar LLC

Description: Proposed 3.75 MW ground mounted solar panels disturbing 15 acres on a 19.4 acres in the R1-20 zone.

7. **Foothill Street Solar ***ADJOURNED AT THE REQUEST OF THE APPLICANT***
Adjourned Public Hearing**

Location: 15.07-1-5; 3849 Foothill Street

Contact: Con Edison Clean Energy Businesses, Inc.

Description: Proposed installation of a 1.875 MW ground mounted solar panel system and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and

perimeter fencing.

8. Par 3 Golf Course

Discussion Site Plan

Location: 16.07-1-38; 795 Route 6

Contact: James Martorano Jr.

Description: Proposed Par 3 golf course on Town owned Parkland.

WORK SESSION

9. Boniello Equities Subdivision

Discussion Subdivision

Location: 37.09-1-67, 70, 71; 2012-2016 Crompond Road

Contact: Gus Boniello

Description: Proposed resubdivision of three lots to create 4 lots and construct two new two-family residences.

10. Town Board Referral

#T-FSWPPP-054-21

Location: 70.10-1-36; 356 Jaclyn Lane

Contact: Kellard Sessions Consulting

Description: Proposed construction of a single-family house on well and septic.

11. Mongero Properties

Discussion Approved Site Plan

Location: 37.14-1-44; Saw Mill River Road

Contact: Michael Grace, Esq.

Description: Request to remove the required traffic improvements from the approved site plan approved by Resolution #09-28 on November 9, 2009.

12. Proposed Overlay Districts

Board Discussion

December 6, 2021