

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

September 27, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – September 13, 2021

REGULAR SESSION

3. Envirogreen Associates

Decision Statement

Location: 15.16-1-30 & 31; 1833-1875 East Main Street, Mohegan Lake

Contact: Site Design Consultants

Description: Proposed redevelopment of the property removing 2 existing building and parking area to construct a new 12,400 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.

4. Northern Westchester Executive Park

Public Hearing

Location: 26.19-1-2; 2651 Strang Boulevard

Contact: Kellard Sessions Consulting

Description: Proposed expansion of parking lot to provide flexibility for lower level tenant(s).

5. Arcadia Farm Solar Farm

Public Hearing

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

Contact: Croton Energy Group

Description: Proposed 800 kW ground mounted large-scale solar energy system.

6. Kitchawan Farm Solar Farm

Public Hearing

Location: 70.06-1-2 & 3; 716 Kitchawan Road

Contact: Ecology Kitchawan Community Solar Farm, LLC

Description: Proposed 2 MW ground mounted large-scale solar energy system.

7. Bird Bus Sales & Service

Public Informational Hearing

Location: 35.08-1-21 & 22; 3805 Crompond Road

Contact: JMC Site Development Consultants

Description: Proposed Bird Bus sales & service facility at former car dealership site on 2.71 acres in the C-4 zone.

WORK SESSION

8. 650 Pines Bridge Road

Discussion Subdivision

Location: 70.10-1-29; 650 Pines Bridge Road

Contact: Alex Cochran

Description: Proposed 3-lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.

9. Taco Bell – Mohegan Lake

Discussion Site Plan

Location: 15.16-1-21; 3571 Mohegan Avenue

Contact: JMC Site Development Consultants

Description: Proposed Taco Bell restaurant and drive-thru on 0.83 acres in the C-2 zone, at the corner of East Main Street and Mohegan Avenue.

10. Boniello Equities Subdivision

Pre-Preliminary Discussion

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

Contact: Gus Boniello

Description: Proposed resubdivision of two lots to construct two two-family residences.

11. 3666 Old Yorktown Road

Discussion Fence

Location: 16.11-1-60; 3666 Old Yorktown Road

Contact: Carmella Pervizzi

Description: Proposed 6 ft fence across the front yard of the property in the residential existing development located in the C-2 zone.

12. Town Board Referral

Lexington Ave & Storage Road, East Main Street, Broad Street

Description: Con Edison SWPPP and Wetland Permit applications for various locations in order to do gas main upgrades and replacements.

13. Town Board Referral

Foothill Street

Description: Con Edison SWPPP and Wetland Permit applications for work on Foothill Street that is part of a Resiliency pilot project to bury utility lines.

14. Town Board Referral

Amendment to Solar Law

Description: Proposed to amend the definitions for small and large scale energy systems to reflect a 25kW threshold to match NYSERDA's standard.