

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

July 12, 2021
7:00 PM

1. Correspondence
2. Meeting Minutes – June 28, 2021

REGULAR SESSION

3. **Taco Bell Crompond
Request for One Year Time Extension**
Location: 36.05-1-16; 3605 Crompond Road
Contact: John Meyer Consulting
Description: Approved Taco Bell site plan approved by Resolution #20-13 dated August 10, 2020.
4. **Atlantic Appliance
Request for One Year Time Extension**
Location: 37.15-1-31 & 35; 2010 Maple Hill Street
Contact: Site Design Consultants
Description: Approved site plan for a two-story, 25,720 sf building on 5 acres in the C-2 and C-4 zones by Resolution #20-10 dated July 13, 2020.
5. **Colangelo Major Subdivision aka Featherbed Properties
Request for First 90 Day Time Extention**
Location: 35.16-1-4; 1805 Jacob Road
Contact: Site Design Consultants
Description: Approved 6-lot subdivision by Resolution #18-23 dated November 19, 2018.
6. **650 Pines Bridge Road Withdrawn by Applicant
Decision Statement**
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.
7. **Kitchawan Farm Solar Farm
Public Informational 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.
8. **Arcadia Farm Solar Farm
Public Informational 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.

**9. Large-Scale Solar Power Generation System at Shrub Oak Plaza
Public Informational Hearing**

Location: 16.09-2-13, 1426 East Main Street, Shrub Oak

Contact: Ecology New York

Description: Proposed installation of a 260 kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system at the existing Shrub Oak Plaza. Ground-mounted solar energy system will be four separate accessory canopy structures over existing parking.

WORK SESSION

10. 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.

11. Yorktown Rehabilitation and Nursing Center Solar

Discussion Site Plan & Special Use Permit

Location: 35.12-1-3; 2300 Catherine Street

Contact: Ecology New York X, LLC

Description: Proposed installation of a 698 kW DC/467 kW AC solar canopy system over existing parking, a 284 kW DC/260 kW AC ground mounted solar array, and 548 kWh Tier 1 Battery Energy Storage System.

12. Northern Westchester Executive Park

Discussion Amended Site Plan

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).

13. Envirogreen Associates

Discussion Amended Site Plan

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 13,278 SF retail building with associated parking, landscaping, lighting, and stormwater improvements.

14. Zoning Board Referral

Musto ZBA #33/21

Location: 27.15-1-58; 2691 Farsund Court

Contact: Richard Musto

Description: Proposed rear enclosed porth with a rear yard setback of 37.58 ft where a minimum of 40 feet is required in the R1-20 zone. This subdivision was approved under the clustering section of the Town Code.

15. Town Board Referral

Cannabis Opt-Out

Description: Proposed amendment to the Yorktown Town Code by adding Chapter 301 to opt out of allowing cannabis retail dispensaries and on-site consumption sites as authorized under New York State Cannabis Law Article 4.

Last Revised – July 9, 2021

Correspondence

JUL 8 2021

TOWN OF YORKTOWN

From: Melinda O'Brien [mailto:melinda@mmpaci.com]

Sent: Thursday, July 08, 2021 11:14 AM

To: Matthew Slater <m Slater@yorktownny.org>; Thomas Diana <tdiana@yorktownny.org>; Ed Iachterman <elachterman@yorktownny.org>; Vishnu V Patel <vishnuv@optonline.net>; Bellealice472@gmail.com; John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>

Cc: Gail Orser <orser9@aol.com>; Nancy Fleurat <nfleurat@yahoo.com>; Pat Frank <pat.frank.b@gmail.com>; Karen Brown <chantilli8@aol.com>; Mary Ann Alvord <maalvord53@gmail.com>; Denise Farrell <farrell7@aol.com>

Subject: height reduction of the green hedge that borders the Cablevision property and Rt 118

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.

Dear Supervisor Slater, Town Board Members and Planning Department,

I am sending this letter, both below and attached, on behalf of the Garden Club of Yorktown. We are very concerned about the change in the hedge height proposal. Please see below:

Dear Supervisor Slater and Town Board,

The Garden Club of Yorktown strongly opposes the height reduction of the green hedge that borders the Cablevision property and Rt 118. Our Club was founded in 1928 with the specific charter to beautify the Town. Our 50 plus members work year-round on the street planters, town gardens and numerous beautification and conservation initiatives. As a club we focus on the green elements in the Town and seek to improve the quality of the commercial building landscaping. A walk along Commerce Street portrays too many examples of commercial buildings with unsightly plantings, even recently approved development. We take our civic duty to safeguard existing greenspace and improve the overall look of the Town very seriously. To reduce the height of the existing trees to facilitate the self-prompting goals of the building renters is detrimental to the overall look of the Town.

The existing level of the tree hedge should not be reduced.

Yorktown residents proudly identify the Town's natural beauty, open space, and parks as core benefits of living here. The 2010 Town Comprehensive Plan states that the Town should protect our natural resources and promote green building principles whenever possible^[1]. To approve the height reduction of the Cablevision trees is contrary to the Town Comprehensive Plan.

Sincerely,

The Executive Committee of the Garden Club of Yorktown

July 1, 2021

RECEIVED
PLANNING DEPARTMENT

JUL 6 2021

TOWN OF YORKTOWN

Town of Cortlandt Building Dept
Town Hall
1 Heady Street
Cortlandt Manor, NY 10598



RE: 174 Power Global, Inc.
Solar Farm at Hemlock Hills Farm
Pre-Application Sketch Plan
Yorktown (T) (Tax ID 46.08-1-1)
Cortlandt (T) (Tax ID 45.12-1-1)

To Whom it May Concern:

As we have previously discussed the applicant has received approval to construct a solar array within the Town of Yorktown portion of the Hemlock Hills Farm that fronts and takes access from Croton Avenue in the Town of Cortlandt. The enclosed plans highlight the extent of work that is required by building permit within the Town of Cortlandt and address comments from the letter dated May 11, 2021 from Michael Preziosi, P.E. Director, Department of Technical Services. For your ease of review our responses are shown in bold.

1. The plans provided to the Town do not clearly indicate where the entrance to the solar farm is proposed. If the Croton Avenue entrance is going to function as the primary access point, the Applicant shall demonstrate compliance with the New York State Uniform Fire Prevention and Building Code. Any improvements to the site driveways necessary to meet the minimum requirements of a fire apparatus access road shall be shown with details provided.

RESPONSE: The entrance to the newly approved solar facility located in the Yorktown portion of the Hemlock Hills Farm will use the existing Croton Avenue entrance. The Hemlock Hill Farm has a long history at its current location at 500 Croton Avenue. The existing entrance road is a gravel driveway that is 12.2 feet wide and flanked by historic stone walls and 100-year-old trees, see attached street view picture. The existing agricultural use of the farm and the new solar facility within the Yorktown portion of the Property are Group U occupancy and the solar facility is additionally a “solar photovoltaic power generation facility” as mention in section 503.1.1 of the NYS Fire Code. Group U occupancies and solar facilities are both listed as uses that the fire code official has authorization to modify or exempt from to fire apparatus access road requirements.

The existing driveway and internal travel way system are utilized by heavy equipment on a daily basis. The attached plan shows the various widths of the existing traveled ways, that are all wider than 12 feet with the exception of one portion that is not necessary for access to the new solar facility. The plan also includes profiles that show a maximum grade of 10% and truck turning movements that show the ability of a large fire trunk to maneuver the site.

The applicant is asking that the existing road be accepted as the fire apparatus road for the solar facility as it meets the grade, radius and turn around requirements of section 503 of the NYS Fire Code. Although it is not 20 feet wide is it over 12 feet wide which is the requirement as outlined in section 511 of the NYS Fire Code. Requiring the existing traveled way system within the Farm to

be widened to 20 feet will have detrimental impact to the existing ecstastic and historic nature of the farm. It will also needlessly increase the gross impervious surface and generate additional stormwater runoff that will require even more disturbance to install a stormwater treatment practice for the additional runoff that will be directed to Croton Avenue.

2. A site development permit will be required for any work proposed within the Town of Cortlandt. At minimum plans shall include:

- Erosion and Sedimentation Control with details of the same.

RESPONSE Erosion and Sediment Control with details are on the Town of Yorktown Plan Set and the Cortlandt Plan refer to these plans.

- Phasing and Construction Sequencing plan.

RESPONSE: A Construction Sequence in on the Town of Yorktown Plan Set and the Cortlandt Plan refer to these plans.

- Details for utilities, drainage and roadway improvements.

RESPONSE: Details for proposed construction are included on the plan.

- Total land disturbance in Cortlandt and aggregately for the proposed development as part of common plan of development.

RESPONSE: Area of disturbance within Cortlandt and for the overall project are listed on the plan.

- Required storm water controls for any impervious area constructed. This includes gravel driveways and low impact roadways.

RESPONSE: The proposed plan is compliant with the NYSDEC General Permit for Stormwater Discharge from Construction Activities, GP-0-20-001

- Coverage under the SPDES General Permit for Construction Activities (site is located in the East of Hudson Watershed, Croton Reservoir Basin).

RESPONSE: As lead Agent, the Town of Yorktown will sign the MS4 form that will be filed with the NOI with the NYSDEC for coverage under SPDES GP-0-20-001.

3. A security deposit (amount to be specified) shall be provided to the Town of Cortlandt to ensure no damage to local infrastructure in the vicinity of the project. The security shall be returned at the completion of construction.

RESPONSE: Comment noted.

4. All utilities located within the Town of Cortlandt must be located underground as described in Chapter 255 Solar Energy Systems of the Cortlandt Town Code (see § 255-8. Permitting requirements for Tier 3 solar energy systems.)

RESPONSE: All new utilities are located underground with the exception of the new riser and vrs/poe poles and the connection to the existing utility pole as required by code.

5. Visual renderings of the solar farm showing views of the farm from Croton Avenue should be provided.

RESPONSE: Included are exhibits from Google Earth showing views and profiles which demonstrate that the solar array will not be seen from Croton Avenue or Mt View Road. A high point within the farm is located between Croton Avenue and the solar array blocking it from view additionally there is existing foliage that additionally blocks much of the farm from public view.

You will be required to obtain a building permit from the Town Office of Code Administration and Enforcement for any work proposed in the Town. Please submit revised signed and sealed drawings responsive to the above comments, the required permit applications and associated fees. Martin Rogers of the Code Office is your contact person. He can be reached at 914-734-1010. Error or omission of a comment does not mean acceptance by the Town of Cortlandt. Additional comments may arise during subsequent review.
RESPONSE: A contractor is still to be determined, all required documentation will be provided prior to issuance of permit.

The applicant would like to meet at the site to determine the extent of modification that may be required to the existing traveled ways to allow conformance with requirements for emergency vehicle access. Thank you for your attention to this project.

Yours truly,

BADEY & WATSON,
Surveying & Engineering, P.C.

by 
Margaret Smith McManus
845.265.9217 x219

mmcmanus@badey-watson.com

cc: Charles Feit, via email
Tim Kennedy, via email
Town of Yorktown Planning Board
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enclosed:

- 1-CH No.44539 \$100.00 For Town of Cortlandt
- 2-Cortlandt Building Permit Application
- 3-Letter of Authorization
- 4-[NY] Section 511 Emergency Vehicle Access
- 5-Existing entrance to Hemlock Hills Farm
- 6-Visual Analysis
- 7-1sheet site plan for Cortlandt SP25425C_R05_v17 dated 7-1-2021
- 8-3 sheet site plan set for Yorktown SP25425Y_R05_v17 dated 7-1-2021



Draft Minutes

Taco Bell Crompond



Site Planning
Civil Engineering
Landscape Architecture
Land Surveying
Transportation Engineering

Environmental Studies
Entitlements
Construction Services
3D Visualization
Laser Scanning

July 6, 2021

Chairman Richard Fon
& Members of the Planning Board
Town of Yorktown Planning Board
1974 Commerce Street, Room 222
Yorktown, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUL 6 2021

TOWN OF YORKTOWN

RE: JMC Project 19101
Taco Bell Redevelopment
3605 Crompond Road
Town of Yorktown, NY

Request for Extension of Site Plan Approval

Dear Chairman Fon and Members of the Board:

On behalf of the applicant, Kai Carmel LLC, we are writing to request that the Planning Board consider granting an extension of the Site Plan Approval for the above referenced project. The Planning Board resolution has an original date of approval of August 10, 2020 and has an expiration of August 5, 2021.

We hereby request that this extension request be placed on the next available Planning Board agenda for the Board's consideration. If you have any questions, or require additional information please contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying PLLC

Paul J. Dumont, PE
Senior Designer II

cc: Mr. Raghav Patel

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JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC | JMC Site Development Consultants, LLC

Atlantic Appliance

Site Design Consultants

Civil Engineers • Land Planners

June 25, 2021

RECEIVED
PLANNING DEPARTMENT

JUN 25 2021

TOWN OF YORKTOWN

Mr. Richard Fon, Chairman
Members of the Yorktown Planning Board
1974 Commerce Street
Yorktown Heights, NY 10598

Re: Atlantic Appliance
2010 Maple Hill Street
Resolution #20-10 Site Plan and Resolution #20-11-Special Use Permit

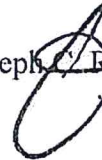
Dear Chairman Fon and Members of the Planning Board:

We are respectfully requesting a One-Year Time Extension for the above captioned Resolutions, which are expiring July 8, 2021.

Please place this project on the next Planning Board Agenda for discussion. Thank you.

Sincerely,

Joseph C. Rina, P.E.



/cm/sdc 19-40

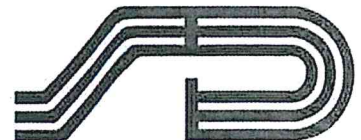
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



Colangelo Subdivision



HOCHERMAN TORTORELLA & WEKSTEIN, LLP
CLIENT-CENTERED ♦ SOLUTION-ORIENTED

One North Broadway, Suite 701
White Plains, New York 10601-2319
P: (914) 421-1800 F: (914) 421-1856
www.htwlegal.com

Geraldine N. Tortorella
Adam L. Wekstein
Noelle C. Wolfson

Henry M. Hocherman, Retired

June 30, 2021

Via Electronic (ncalicchia@yorktownny.org) and First Class Mail

Hon. Richard Fon, Chairman
and Members of the Planning Board
Town of Yorktown
Albert A. Capellini Community & Cultural Center
1974 Commerce Street, Room 222
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT

JUN 30 2021

TOWN OF YORKTOWN

*Re: Colangelo Subdivision (f/k/a Featherbed Properties, Inc.)
1805 Jacobs Road, Yorktown Heights
Tax Identification No.: Section 35.16, Block 1, Lot 4
Resolution #21-01
Request for Extension of Final Subdivision Approval*

Dear Chairman Fon and Members of the Planning Board:

This firm has been retained by Featherbed Properties, Inc. in connection with the Colangelo Subdivision (f/k/a Featherbed Properties, Inc.) on Jacobs Road in Town. By Resolution No. #21-01, dated February 8, 2021, the Planning Board granted approval of the stormwater pollution prevention plan permit, wetland permit, tree permit and final subdivision plat for the Colangelo Subdivision.

The final subdivision plat approval (the "Final Plat Approval") is scheduled to expire on August 7, 2021 unless a plat in final form has been submitted to the Board. The Plat has been updated in accordance with the conditions of the Resolution of Approval and the Town's Land Development Regulations, and we will soon be reviewing the changes with the Director of Planning, Town Planner and Westchester Land Trust before submitting the Plat to the Westchester County Health Department for Final Approval. I do not anticipate that the Plat will be "in final form" before the August 7th deadline and, therefore, I am writing to request a 90-day extension of Final Plat Approval, to and including November 5, 2021. Your Board is authorized to grant this extension pursuant to Town Law Section 276(7)(c) and Yorktown Land Development Regulations Section 195-24(F)(5). This is our first request for an extension of Final Plat Approval.

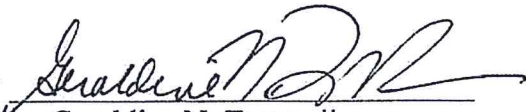
Kindly schedule this request for consideration at the Board's July 12, 2021 meeting.

Hon. Richard Fon, Chairman
and Members of the Planning Board
June 30, 2021
Page 2

Thank you in advance for your courtesy.

Respectfully yours,

Hocherman Tortorella & Wekstein, LLP

By: 
Geraldine N. Tortorella

GNT:hc

cc: *(via electronic mail)*
John A. Tegeder, R.A. (jtegeder@yorktownny.org)
Robyn A. Steinberg, AICP (rsteinberg@yorktownny.org)
Mr. John Colangelo
Ms. Maria Costanzo
Joseph Riina, P.E.
Michael Mastrogiacomo, P.E., L.S.

650 Pines Bridge Rd

**WITHDRAWN
BY APPLICANT**

Kitchawan Solar Farm

RECEIVED
PLANNING DEPARTMENT

JUL 1 2021

TOWN OF YORKTOWN



From: Ecogy Energy
To: Town of Yorktown Planning Board
Date: June 30, 2021
RE: Abutters Notices for Public Informational Hearing on July 12, 2021
for Kitchawan Farm Solar Farm

Please see below the receipts from the mailing of the Abutters Notices informing the public of the Public Informational Hearing scheduled for July 12, 2021 for the Kitchawan Farm Solar Farm. Notices were mailed on June 30, 2021.

Notices were sent to abutting property owners using the following information.

Subject Property: 716 Kitchawan Road, Ossining, NY 10562

Abutters:

Owner Name(s)	Property Address	Mailing Address
Michael and Mara Lugassy	709 Kitchawan Rd	709 Kitchawan Rd. Ossining, NY 10562
Joseph G Jr White	755 Kitchawan Rd	118 Pine St. Peekskill, NY 10566
County of Westchester	Kitchawan Rd	148 Martine Ave. White Plains, NY 10601
Frank Bergh	715 Kitchawan Rd	715 Kitchawan Rd. Ossining, NY 10562
Centerline Farm LLC	800 Old Kitchawan Rd North	Attn: Donald Manocherian 150 East 58th St. New York, NY 10155
Community Living Corp	725 Kitchawan Rd	135 Radio Circle Dr. Mt. Kisco, NY 10549-2609
Lynne Schultz	730 Old Kitchawan Rd North	730 Kitchawan Rd. North Ossining, NY 10562

PUBLIC NOTICE

PLEASE TAKE NOTICE that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, July 12, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application by Ecology Kitchawan Community Solar Farm LLC for installation of a 2MW ground-mounted solar energy system as shown on submitted plans titled, "Site Plan 716 Kitchawan Road," prepared by Ecology Energy, and last revised March 24, 2021.

The site is located at the address 716 Kitchawan Road, Ossining, NY 10562, also known as Section 70.06, Block 1, Lots 2 & 3 on the Town of Yorktown Tax Map. The parcel within the Town of Yorktown consists of 22.974 acres in the R1-200 zoning district.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to Robyn Steinberg at rsteinberg@yorktownny.org. Submitted written comments will be given to the Planning Board in advance of the meeting.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent or attorney and will be heard before any final determination is made.

BY ORDER OF THE PLANNING BOARD OF THE TOWN OF YORKTOWN, NEW YORK

**RICHARD FON
CHAIRPERSON**



Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To: Michael and Mara Lugassy
709 Kitchawan Rd.
Ossining, NY 10562

PS Form 3817, April 2007 PSN 7530-02-000-9065

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U.S. POSTAGE PAID
BROOKLYN, NY
11215
JUN 30, 21
AMOUNT
\$1.55
R2305H129772-07



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From: Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To: Joseph G Jr White
118 Pine St.
Peekskill, NY 10566

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To: County of Westchester
148 Martine Ave.
White Plains, NY 10601

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To: Frank Bergh
715 Kitchawan Rd.
Ossining, NY 10562

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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217



To: **Centerline Farm LLC**
Attn: Donald Manocherian
150 East 58th St.
New York, NY 10155

PS Form 3817, April 2007 PSN 7530-02-000-9065

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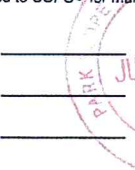
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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217



To: **Community Living Corp**
135 Radio Circle Dr.
Mt. Kisco, NY 10549-2609

PS Form 3817, April 2007 PSN 7530-02-000-9065

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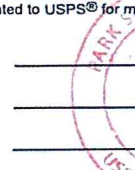
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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217



To: **Lynne Schultz**
730 Kitchawan Rd. North
Ossining, NY 10562

PS Form 3817, April 2007 PSN 7530-02-000-9065

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R2305H129772-07

KITCHAWAN SOLAR FARM – SIGN POSTING



JUL - 1 2021

Nancy Calicchia

TOWN OF YORKTOWN

From: Julia Magliozzo <julia.magliozzo@ecogyenergy.com>
Sent: Thursday, July 1, 2021 10:53 AM
To: Robyn Steinberg; John Tegeder; Kim Hughes; Planning Department; Diana Quast
Cc: Brittany Friese
Subject: Clarification of Tree Removal for Kitchawan Solar Farm

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.

Good morning,

Upon review of the memorandum sent from the Conservation Board to the Planning Board on May 6, 2021 for the Kitchawan Farm Solar Farm project, we noticed discrepancies regarding the tree removal that I would like to clarify. On the site plan submitted for review, we had marked an 80ft wide area of trees to be removed to the south of the proposed solar array. That area is referenced in the memorandum. However, the actual area of tree removal is larger and includes trees that will be removed within the array area. The total area of tree removal on the south of the property is approximately 150ft wide, 75,000 sq ft. We want to be fully transparent and ensure our site plan was not misleading so let me know if there are any questions about this.

Another note is that the tree area on the south is not a mature natural forest as mentioned in the memorandum. In actuality, those trees are mostly unmanaged magnolias which used to be part of a nursery that is no longer used. The trees in that area were deliberately planted but are now an overgrown nursery area of overcrowded trees with an understory of predominantly invasive species.

Finally, a concern was raised by our team about the time period in which tree removal is allowed. One of our contractors noted that the area may be considered important for an endangered American bat which roosts in trees during a certain time of year. As far as we know, the typical rule is to only allow tree removal between October and March, but this is left up to local jurisdictions to decide. Is this something that Yorktown is aware of or enforces? Please let us know so we can plan accordingly.

Best regards,

Julia Magliozzo

Director of Operations

Ecogy Energy

www.ecogyenergy.com

Brooklyn, NY

Office: 718-304-0945 ext 2

Mobile: 347-410-1198

Please consider the environment before printing this email.

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Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
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

RECEIVED
PLANNING DEPARTMENT

MAY 11 2021

TOWN OF YORKTOWN

To: Planning Board

From: Conservation Board

Date: May 6, 2021

Re: Ecogy Kitchawan Community Solar Farm 716 Kitchawan Road

The Conservation Board, at its May 5th 2021 meeting discussed Ecogy Kitchawan Community Solar Farm located at 716 Kitchawan Road with Julia Magliozzo. The Conservation Board has the following comments:

- This array will be placed on a mostly open field. However, the development will have an impact on the southern section of the site. Applicant is retaining a wooden buffer for screening but there will be extensive removal of natural forest to accommodate the arrays. An eighty-foot wide band of mature natural forest will be removed. The Conservation Board recommends reducing the amount of arrays along the southern part of the site to limit the removal of the trees and disturbance to the natural area.
- The Board requests to review the planting plan when it comes available and encourages the use of native material when developing the plan.
- The Conservation Board looks forward to a site visit as soon as possible.

Respectfully submitted:

Diane Dreier

For the Conservation Board



ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE, SUITE 393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
KITCHAWAN
2421.9 kW-DC PV SYSTEM
GROUND MOUNT

Project Site:
**716 KITCHAWAN ROAD,
YORKTOWN, NY, 10562**

Account No: **xxxxx**
New Service Case #: **xxxxx**

BY	DATE	REVISION DESCRIPTION	#

Professional Stamp

PRELIMINARY

SHEET NAME:

SITE PLAN

PROJECT NUMBER: ---	DRAWN BY: SCG	CHECKED BY: JLA
DATE: 3/24/21	DWG. NUMBER: PV-100	
SHEET NUMBER: X of X		

UTILITY EQUIPMENT KEY:

- ① NEW UTILITY OWNED 2000 KVA TXFMR
13.2 KV WYE PRIMARY, 480 V WYE SECONDARY
- ② UTILITY OWNED RECLOSER POLE AND DISCONNECT
- ③ EXISTING UTILITY POLE #W.55

CUSTOMER EQUIPMENT KEY:

- Ⓐ AC DISCONNECT SWITCH (PV SYSTEM)
SOLAREGE INVERTERS
AC COMBINER PANEL
PV SYSTEM UTILITY METER
DAS
- Ⓑ (NEW) CUSTOMER OWNED RISER POLE WITH UTILITY SUPPLIED KYLE SWITCH TO BE INSTALLED BY CUSTOMER

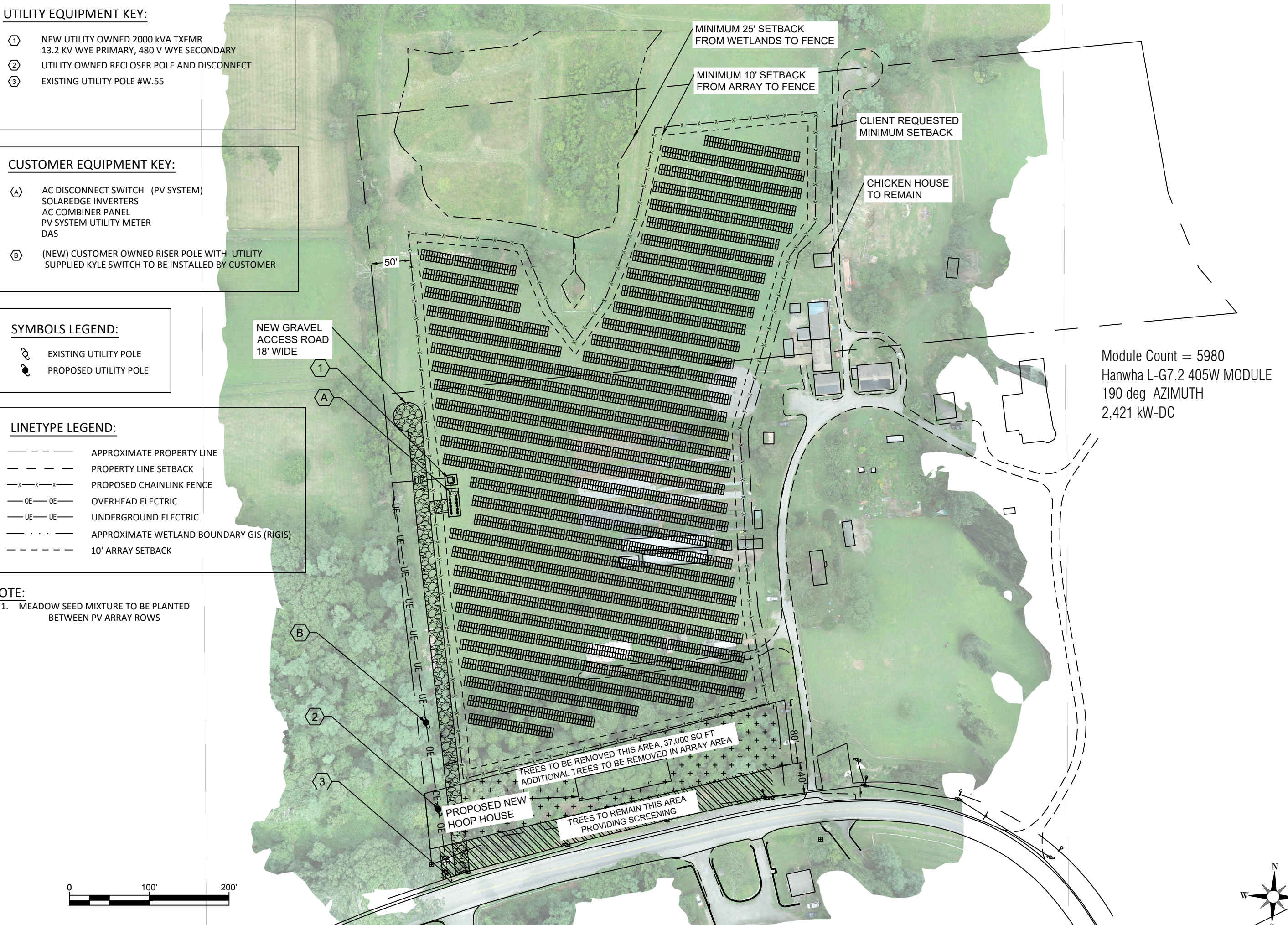
SYMBOLS LEGEND:

- 🌳 EXISTING UTILITY POLE
- 🌳 PROPOSED UTILITY POLE

LINETYPE LEGEND:

- - - - - APPROXIMATE PROPERTY LINE
- - - - - PROPERTY LINE SETBACK
- x-x-x- PROPOSED CHAINLINK FENCE
- OE-OE- OVERHEAD ELECTRIC
- UE-UE- UNDERGROUND ELECTRIC
- . . . - APPROXIMATE WETLAND BOUNDARY GIS (RIGIS)
- - - - - 10' ARRAY SETBACK

NOTE:
1. MEADOW SEED MIXTURE TO BE PLANTED BETWEEN PV ARRAY ROWS

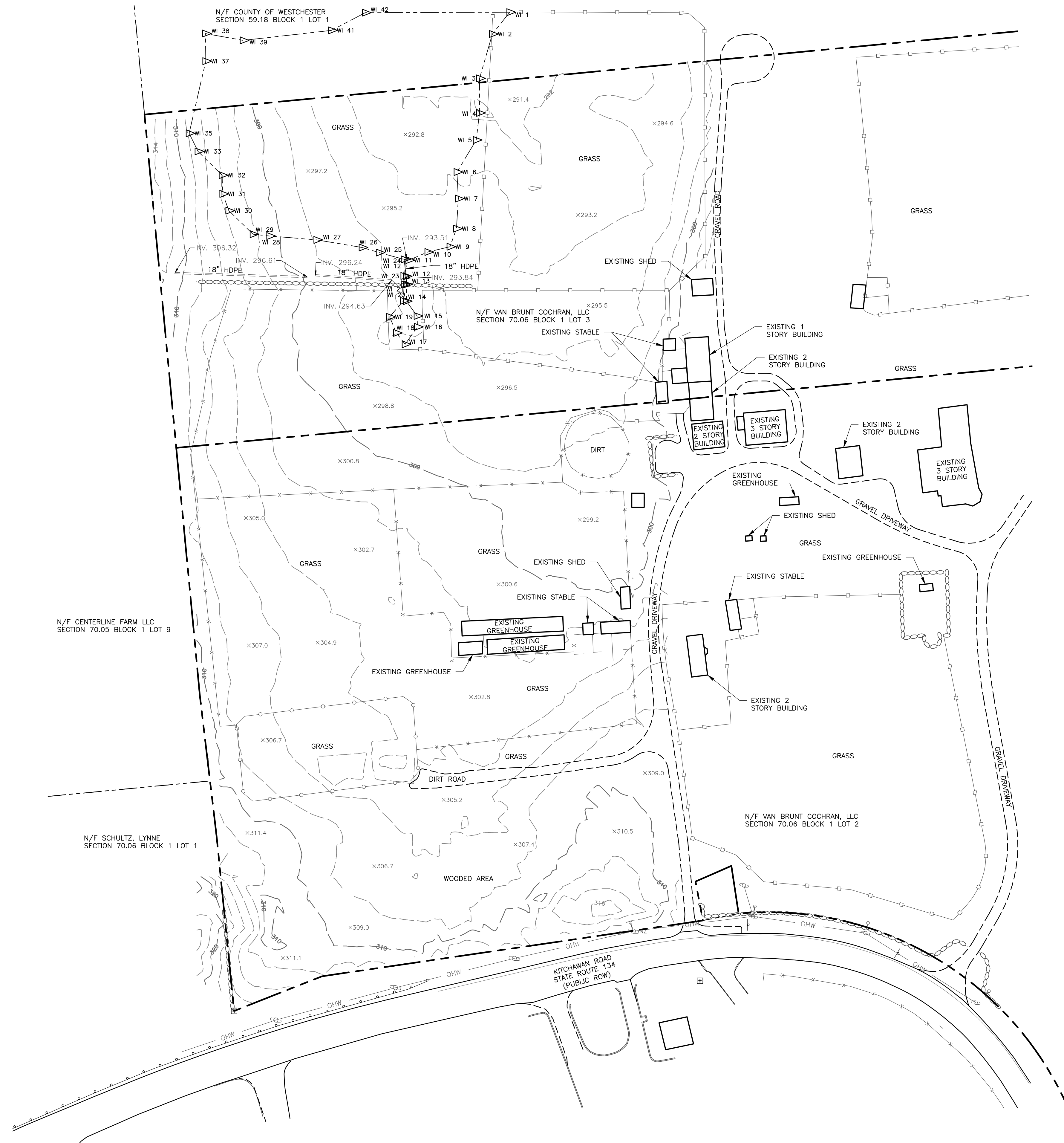


Module Count = 5980
Hanwha L-G7.2 405W MODULE
190 deg AZIMUTH
2,421 kW-DC

TREES TO BE REMOVED THIS AREA. 37,000 SQ FT
ADDITIONAL TREES TO BE REMOVED IN ARRAY AREA

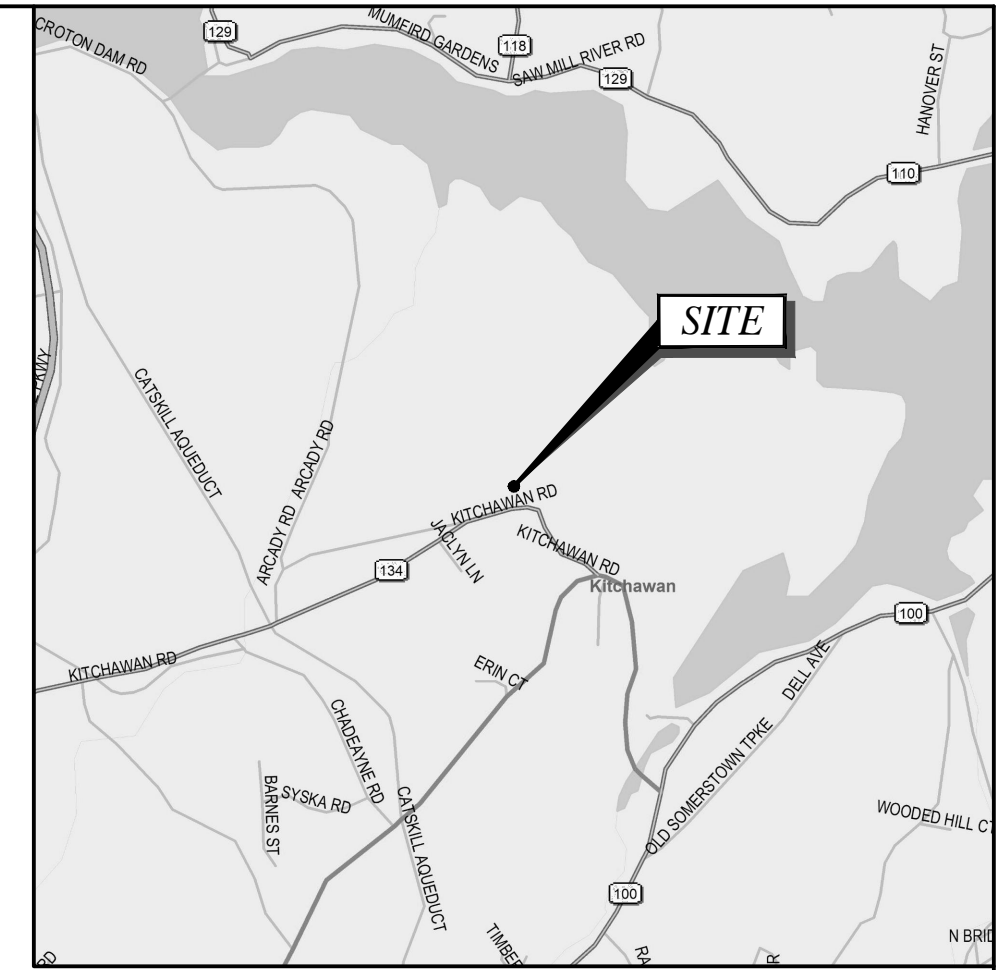
PROPOSED NEW HOOP HOUSE

TREES TO REMAIN THIS AREA PROVIDING SCREENING



LEGEND

- — — — — PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- - - - - EASEMENT LINE
- - - - - INDEX CONTOUR LINE
- - - - - CONTOUR LINE
- x - x - CHAIN LINK FENCE
- o - o - STOCKADE FENCE
- o - o - WROUGHT IRON FENCE
- — — — — CURB LINE
- — — — — EDGE OF GRAVEL
- — — — — EDGE OF PAVEMENT
- — — — — EDGE OF WATER/SWALE
- - - - - GUIDE RAIL
- - - - - PAINTED TRAFFIC LINES
- - - - - EDGE OF WETLANDS
- o o o o o STONE WALL
- ▭ STRUCTURE
- GUY ANCHOR
- ⊥ UTILITY POLE
- ⊠ SIGN
- ◻ WETLAND FLAG
- ⊠ MONUMENT FOUND



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. PLANIMETRIC AND TOPOGRAPHY FEATURES, SHOWN HEREON, BASED ON AERIAL PHOTOGRAPHY AND DELINEATED USING PHOTOGRAMMETRIC METHODS BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. COMPLETED ON 12/15/2020.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988.
3. MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK EAST ZONE AND ARE BASED ON GPS OBSERVATIONS.
4. ANGLES OR BEARINGS SHOWN HEREON ARE FORMATTED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
5. REFERENCES:
 - (A) MAP ENTITLED: "SURVEY OF VAN BRUNT ESTATE" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 06/18/53 AS MAP #8136.
 - (B) MAP ENTITLED: "SURVEY OF A PORTION OF VAN BRUNT ESTATE" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 06/18/53 AS MAP #8137.
 - (C) MAP ENTITLED: "SURVEY OF A PORTION OF VAN BRUNT ESTATE" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 06/18/53 AS MAP #8138.
 - (D) MAP ENTITLED: "SURVEY OF PROPERTY PREPARED FOR THE COUNTY OF WESTCHESTER" AS FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON 10/16/89 AS MAP #23918.
6. AREA OF SUBJECT PARCEL BLOCK 70.06, BLOCK 1, LOT 2: 14.848± ACRES OR 646,764 SQUARE FEET.
7. AREA OF SUBJECT PARCEL BLOCK 70.06, BLOCK 1, LOT 3: 8.125± ACRES OR 353,922 SQUARE FEET.
8. THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. SHALL NOT BE LIABLE FOR THE DISTURBANCE TO ANYONE'S RIGHT TO THE USE OF THE PROPERTY OR THE DISTURBANCE TO ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS SURVEY PLAT.
9. UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
10. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
11. THIS SURVEY PLAT IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
12. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NEW YORK, COMMUNITY PANEL NO #36119C0131F, EFFECTIVE DATE OF 09/28/07. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
13. THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR ORIENTATION PURPOSE ONLY AND THEY DO NOT REPRESENT A PROPERTY/BOUNDARY OPINION BY THE LAND SURVEYOR.
14. WETLAND FLAGS SHOWN AS DELINEATED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. ON 12/15/20, AND FIELD SURVEYED BY TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. ON 12/15/20.
15. NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.

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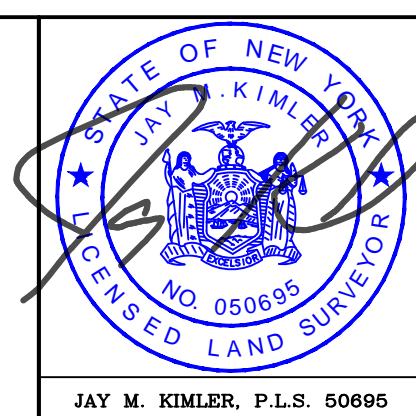
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ORIGINAL SIZE IN INCHES

Rev	Date	Revision	Approved
0	02/04/21	ISSUED	

DRAWING CONTROL			
Designed by:	Drawn by:	Checked by:	
N/A	Ryan Dembeck	DS	
Purpose	Released by	Date	
<input type="radio"/> For Comment			
<input type="radio"/> For Approval			
<input type="radio"/> For Bid			
<input type="radio"/> For Construction			

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 www.tectonicengineering.com



PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY			
ECOGY NEW YORK XI LLC KITCHAWAN 716 KITCHAWAN ROAD YORKTOWN, NY 10562			
Date	02/04/21	Work Order	Drawing No.
Scale	1" = 60'	10734.KITCHAWAN	SU-101
			0

March 6, 2021

Julia Magliozzo
Director of Operations
Ecogy Energy
315 Flatbush Avenue #393
Brooklyn, NY 11217

**Re: 716 Kitchawan Road, Yorktown, NY
Tree Inventory + Evaluation Results**

Dear Julia:

As requested, Paul Cowie + Associates (PC+A) inventoried and evaluated the condition of existing trees at Farm on February 24 – 25 and March 3 – 4, 2021.

The goals of this study were to:

1. Identify, measure, and evaluate the current health and structural condition of existing 'Protected Trees' within the designated tree removal areas;
2. Estimate carbon storage and sequestration benefits provided by these inventoried trees;
3. Develop a shortlist of tree species suitable for mitigation plantings based on existing site conditions and species performance.

The data collected and the recommendations made for each inventoried tree are presented in the attached spreadsheet. The following is an explanation of the data parameters included and an overview of our general finding and recommendations.

Tree Included

This tree inventory and evaluation was limited to trees within the proposed tree removal areas, as indicated with hatched lines on the attached aerial image. Shrubs, vines, and other vegetation within these areas were not inventoried and evaluated. No other trees in any other portions of the property, or on adjacent properties, were inventoried and evaluated.

Within the designated tree removal areas, trees were included based on whether they met the definition of a 'Protected Tree,' as per Chapter 270 of the Yorktown Town Code, *Trees*. Specifically, trees rooted on the subject private property were included if they possessed at least one stem measuring at least 8.0-inches in diameter (DBH). 'Street Trees' (defined by Town Code as trees with their base at least 50-percent within the public right-of-way) were included regardless of size.

A temporary aluminum tag hand-embossed with the corresponding tree ID number was attached to each of the trees inventoried. Tag numbers ranged from #1 to #166. Please note that tags #2.1, #2.2, and #139.1 were used for trees that were initially missed and then added on a second pass through to maintain sequence with other tag numbers in the area. Tag #120 was not used.

The approximate location of the tag number series are indicated on the attached aerial image map.

A total of 168 trees were individually inventoried and evaluated. This included 130 trees in the former nursery area near Kitchawan Road and 38 trees in areas scattered elsewhere on the farm.

Tree Species + Exotic Invasive Status

Each tree is identified in the attached data table by both its regionally accepted common name and its botanical name.

The invasive status of each species is indicated based on species index information published by the Lower Hudson Partnership for Regional Invasive Species Management and accessed via <https://www.lhprism.org/species-information> on February 26, 2021.

Tree Size + Age Classification

The diameter of each inventoried tree was measured with a diameter tape to the nearest one-tenth inch at a point 4.5-feet above ground level (DBH), or at the height indicated when branching or abnormal swellings at 4.5-feet would produce an inaccurate measurement.

In the case of multiple-stem trees, the diameter of each stem was measured and recorded, and the root sum squared of the stems ($RSS = \sqrt{D1^2 + D2^2 + D3^2 \dots}$) was calculated to provide a single-stem equivalence for the purpose of determining critical root zone radii.

Total tree height, crown height, and crown width were measured using a Leica Disto D810 Touch laser distance meter.

- Total tree height was measured to the nearest whole foot from the ground to the highest main body foliage.
- Crown height was measured from the ground to the bottom of main body foliage at the outer edge of the crown and/or lowest scaffold branch (whichever came first); individual low hanging small branches were excluded.
- Crown spread was measured at the widest point of the main body drip line; individual extended small branches were excluded. For asymmetrical crowns, the crown was measured in two opposing directions and the average of the two measurements was recorded.

The age class of each individually inventoried tree was recorded based on apparent age relative to the normal life expectancy of the species. Age was classified as 'Young' if the tree had exhausted up to 20% of the species' typical life expectancy, 'Mature' if it had exhausted 20% to 80% of the species' life expectancy, or 'Over-Mature' if it had exhausted more than 80% of the species' life expectancy.

Critical Root Zone (CRZ)

Critical root zone radius (CRZ) is the ground area around a tree which, if fully protected from soil compaction, grade changes, excavation, and other soil and root-damaging impacts, will ensure that tree health and structural integrity will not be compromised by construction activity. This information is provided to assist designers in locating grading, pavement, underground utilities, and other proposed improvements in a manner that minimizes impacts to any trees that may be retained.

Tree Condition

The condition of each inventoried tree was systematically evaluated and rated with consideration given to both the health and vigor and the structural integrity of the root system, primary stems, scaffold branching, small branches and twigs, and foliage.

A rating of 'Good', 'Fair', or 'Poor' was assigned separately to the health and vigor as well as to the structure and form of each inventoried tree. An 'Overall Condition' rating was then assigned, as follows:

- *Good*: The tree had no more than one or two minor health disorders and/or structural defects and was growing with normal vigor;

- *Fair*: The tree had 2 – 4 minor, or one major, health disorders and/or structural defects, and/or was growing with below-normal vigor or other limitations.
- *Poor*: The tree had several minor, or two or more major, health disorders and/or structural defects, and/or was declining in vigor.
- *Dead*: 75% or more of the crown was dead and any remaining live portions were deteriorating in health.

For the purpose of carbon benefits modeling, health and vigor ratings were converted to corresponding percentages (i.e. Good = 75% - 100%, Fair = 50% - 75%, Poor = 25% - 50%, Dead/Dying = 0% - 25%) and percent crown dieback and percent missing crown were recorded.

Please note that inspection of the inventoried trees was limited to visual observations from the ground and did not include climbing, aerial inspections, subsurface exploration, wood strength testing, or other advanced diagnostic techniques, which may be necessary to fully identify and evaluate the severity of certain health disorders and structural defects. Therefore, certain health disorders and/or structural defects may have not been noted or their extent may not have been fully determined.

Observations

The 'Disorders + Defects, Comments, Additional Recommendations' column contains various comments regarding the nature and severity of disorders and defects noted, particularly where they resulted in reduced condition ratings and/or recommendations for tree removal.

Additionally, this column contains additional treatment recommendations not included in the subsequent recommendation columns.

Maintenance Recommendations

It is PC+A's understanding that all existing trees within the designated areas are proposed for removal. Nevertheless, where appropriate, recommendations for pruning to remove dead, dying, damaged, and/or diseased limbs, pruning to improve branch architecture, cabling to reduce the risk of failure at certain branch defects, or other treatments were made based on conditions observed at the time each tree was evaluated.

This information is provided to further characterize the trees' current condition and provide guidance in the event that decisions are made to preserve any of the trees.

Terminology for various pruning types (e.g. 'Clean Crown', 'Raise Crown', 'Reduce Crown', 'Structural prune', etc.) correspond to ANSI A300 *American National Standard for Tree Care Operations*.

Each recommendation was prioritized based on the severity of potential safety risks first (e.g. large dead trees versus small dead trees, trees containing large dead limbs versus small dead branches, etc.) and addressing tree health and appearance second. The priority of each recommendation was ranked as High ('H'), Medium ('M'), or Low ('L'). These recommendations should be implemented in order of decreasing priority.

Tree Removal Recommendations

Definitive recommendations for tree removal were made for trees that were dead, had substantial dieback and/or limited remaining life expectancy, or possessed severe, irreparable structural defects that pose potential safety risks.

It is PC+A's opinion that those trees for which a specific removal recommendation was made should be removed whether or not the project proceeds. Further, it is PC+A's that those trees satisfy the 'Permit Not Required' exemptions provided in Section 270-5 of the Yorktown Town Code.

At this time, 15 trees are recommended for removal due to their deteriorated and irreparable condition and/or limited remaining life expectancy (trees #21, #28, #34, #43, #53, #97, #101, #127, #150, #151, #152, #153, #155, #156, #157).

Tree Inventory Summary

Count of Protected Trees by Lower Hudson PRISM invasive status and current condition (Viable Trees = trees to be removed for design reasons only; Non-Viable Trees = trees requiring removal regardless of the design because they are dead, dying, diseased, or in an otherwise deteriorated and irreparable health or structural condition and, therefore, exempt from permit requirements.

INVASIVE STATUS	VIABLE TREES TO BE REMOVED	NON-VIABLE TREES REQUIRING REMOVAL DUE TO CONDITION	TOTAL
Invasive	13	7	20
Non-Invasive	140	8	148
TOTAL	153	15	168

Carbon Benefits Estimation via iTree Eco

The Eco module of the iTree software suite was used to calculate current carbon storage and annual sequestration rates for the inventoried trees.

iTree was developed and is under active review and constant improvement by a consortium of industry organizations and experts led by the U.S. Forest Service. It is widely considered to be the current state of the art and is the most widely used tool for calculating the level and value of a variety of ecosystem services that trees provide in urban and rural settings.

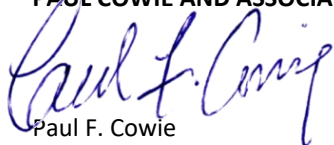
iTree Eco requires specific inputs to run its models. PC+A used the following data derived from the measurements described above to run the carbon models:

- Weather: 2018 weather data from the Westchester County Airport weather station in White Plains, NY.
- Species
- DBH: Diameter at breast height (4.5-feet above the ground), or the single-stem equivalent for multi-stem trees.
- Total Tree Height
- Crown Height
- Crown Width
- Crown Condition
- Crown Dieback / Missing Crown

The carbon storage and carbon sequestration models were run twice – once with the full dataset including all of the inventoried trees, and once with the invasive species and trees recommended for removal omitted. Reports produced by iTree Eco for the two datasets are attached.

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
PAUL COWIE AND ASSOCIATES



Paul F. Cowie
President

PFC:pc
Encl.

INSERT SITE PLAN

#	SITE TYPE (SIZE)	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (ft)	CROWN HEIGHT (ft)	CROWN WIDTH (ft)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR (%)	STRUCTURE + FORM	DIEBACK / MISSING CROWN (%)	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
1	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	16.9	16.9	67	25	35	Mature	21.1	80	Fair	5	Fair	Fence embedded in lower trunk (severe).	M							
2	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	12.8	12.8	75	30	32	Mature	16.0	85	Fair	10	Fair	---								
2.1	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	10.7	10.7	79	31	19	Young	10.7	85	Fair	10	Fair	---	M							
2.2	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	10.7	10.7	53	13	31	Young	10.7	60	Fair	10	Fair	---								
3	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.0	13.0	81	57	18	Mature	13.0	65	Fair	10	Fair	---	M							
4	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	9.4	9.4	72	33	20	Young	9.4	80	Fair	15	Fair	Fence embedded in lower trunk (severe).								
5	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.0	13.0	67	42	20	Mature	13.0	85	Fair	10	Good	---	M							
6	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	12.1	12.1	78	54	16	Mature	12.1	60	Fair	10	Fair	---	M							
7	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	8.0, 6.2	10.2	55	22	27	Young	10.2	85	Fair	10	Fair	---								
8	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	19.8	19.8	94	33	43	Mature	19.8	65	Good	10	Fair	---	H							
9	Former tree nursery	Sugar maple <i>Acer saccharum</i>	---	8.5	8.5	49	11	27	Young	8.5	85	Good	0	Good	---								
10	Former tree nursery	Black locust <i>Robinia pseudoacacia</i>	Tier 4	10.9, 7.8	13.4	72	37	24	Mature	10.1	60	Fair	15	Fair	Fence embedded in lower trunk (severe).	H							
11	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	8.0, 6.0, 4.2	10.9	26	7	28	Mature	13.6	85	Fair	10	Good	---								
12	Former tree nursery	Black birch <i>Betula lenta</i>	---	13.5	13.5	61	16	37	Mature	13.5	85	Fair	10	Fair	---	M							
13	Former tree nursery	Black locust <i>Robinia pseudoacacia</i>	Tier 4	8.4	8.4	64	27	23	Young	4.2	85	Fair	10	Fair	---								
14	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	9.0, 7.2, 7.1, 4.1	14.1	24	8	35	Mature	17.7	80	Fair	10	Fair	Decay in 9" trunk (severe).				M				
15	Former tree nursery	Red maple <i>Acer rubrum</i>	---	12.0	12.0	55	11	24	Mature	12.0	85	Fair	10	Good	---								
16	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	8.2, 7.2, 5.8	12.4	32	7	28	Mature	15.5	85	Good	10	Good	---								
17	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.2	10.2	51	31	15	Young	7.7	60	Poor	20	Fair	Suppressed by adjacent trees (moderate).								
18	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	16.2	16.2	81	39	22	Mature	16.2	85	Fair	10	Good	---								
19	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.5	8.5	61	30	8	Young	6.4	40	Fair	20	Poor	Suppressed by adjacent trees (moderately severe).								
20	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	18.0	18.0	82	40	23	Mature	18.0	85	Fair	10	Fair	---	M							

#	SITE TYPE (SIZE)	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (ft)	CROWN HEIGHT (ft)	CROWN WIDTH (ft)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR (%)	STRUCTURE + FORM	DIEBACK / MISSING CROWN (%)	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
44	Former tree nursery	Northern red oak <i>Quercus rubra</i>	---	15.8	15.8	54	12	38	Mature	15.8	85	Good	0	Good	---	M							
45	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	11.3, 7.4	13.5	58	25	22	Mature	13.5	85	Fair	10	Good	---	M							
46	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.8, 10.9, 9.4	19.9	71	34	27	Mature	19.9	85	Fair	10	Fair	---	M							
47	Former tree nursery	Tulip <i>Liriodendron tulipifera</i>	---	14.8	14.8	67	27	28	Mature	14.8	85	Fair	0	Good	---								
48	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.3, 6.6	14.2	54	19	15	Young	10.6	55	Fair	10	Fair	Vine competition (moderately severe).	M							
49	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	15.5	15.5	72	37	25	Mature	15.5	85	Fair	10	Fair	---	M							
50	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.4	10.4	66	38	22	Mature	10.4	85	Fair	0	Good	---								
51	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	17.5	17.5	77	38	28	Mature	17.5	85	Good	5	Good	---	H							
52	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	14.7	14.7	75	38	24	Mature	14.7	60	Fair	10	Fair	---	M							
53	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	9.2	9.2	52	39	9	Mature	9.2	20	Poor	60	Poor	Decay in lower trunk (moderately severe). Dieback in scaffold limbs (severe). Limited remaining life expectancy.								M
54	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	12.1, 12.1	17.1	70	40	25	Mature	17.1	85	Fair	10	Fair	---	M							
55	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	12.1 @ 3.5'	12.1	57	19	30	Mature	12.1	85	Fair	10	Fair	---				M				
56	Former tree nursery	Black cherry <i>Prunus serotina</i>	---	10.0	10.0	52	15	31	Young	7.5	85	Fair	10	Fair	---								
57	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	14.2	14.2	59	28	28	Mature	14.2	60	Good	0	Fair	---	M							
58	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.7, 7.0	11.2	65	40	15	Young	8.4	60	Fair	10	Fair	---	M							
59	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.8	13.8	77	31	25	Mature	13.8	85	Good	0	Good	---								
60	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.4	13.4	72	36	27	Mature	13.4	85	Fair	10	Good	---	M							
61	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	11.4, 11.1	15.9	69	35	21	Mature	15.9	85	Fair	10	Fair	---	M							
62	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	12.4, 11.2	16.71	65	31	26	Mature	16.7	75	Fair	15	Fair	1 weak crotch in lower trunk (moderately severe). Vine competition (moderately severe).	M							
63	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	14.3	14.3	57	33	20	Mature	14.3	75	Good	15	Good	Vine competition (moderately severe).	M							
64	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	16.3	16.3	69	36	22	Mature	16.3	75	Fair	15	Good	Vine competition (moderately severe).	M							
65	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.5	10.5	43	27	17	Mature	10.5	55	Fair	15	Fair	Vine competition (moderately severe).	M							
66	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	10.1, 10.0	14.2	61	23	22	Mature	14.2	85	Fair	10	Good	---	M							

#	SITE TYPE (SIZE)	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (ft)	CROWN HEIGHT (ft)	CROWN WIDTH (ft)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR (%)	STRUCTURE + FORM	DIEBACK / MISSING CROWN (%)	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
112	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.0, 11.8, 4.1, 3.4	18.4	63	31	33	Mature	18.4	60	Fair	10	Fair	Decay in 1 lower trunk (moderate).	M							
113	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	8.0	8.0	48	34	9	Young	6.0	85	Fair	10	Good	---								
114	Former tree nursery	Black oak <i>Quercus velutina</i>	---	10.0	10.0	60	14	19	Young	7.5	85	Good	10	Good	---								
115	Former tree nursery	Amur cork tree <i>Phellodendron amurense</i>	Tier 2	8.0	8.0	55	19	23	Young	8.0	85	Good	10	Good	---								
116	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	9.4, 8.2	12.5	49	23	21	Mature	12.5	60	Fair	15	Fair	Vine competition (moderate).	M							
117	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	9.6, 8.5	12.8	49	26	18	Mature	12.8	85	Fair	10	Fair	---	M							
118	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	17.4, 16.6	24.1	62	26	32	Mature	24.1	55	Poor	10	Poor	Decay in lower trunk and buttress roots (moderately severe).	H							
119	Former tree nursery	American linden <i>Tilia americana</i>	---	16.9	16.9	76	36	33	Mature	21.1	50	Good	15	Fair	Vine competition (severe).	H							
120	---	(Tag #120 not used)	---	---	---	---	---	---	---	---	---	---	---	---	---								
121	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	10.3	10.3	64	34	19	Mature	10.3	55	Fair	10	Fair	Vine competition (moderately severe).								
122	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	13.6	13.6	62	33	13	Mature	13.6	55	Good	15	Fair	Vine competition (moderately severe).								
123	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	15.6	15.6	64	23	27	Mature	15.6	85	Good	10	Good	---								
124	Former tree nursery	Carolina silverbell <i>Halesia carolina</i>	---	13.0, 12.3	17.9	68	27	31	Mature	17.9	80	Fair	10	Fair	Vine competition (moderate).	M							
125	Former tree nursery	Northern catalpa <i>Catalpa speciosa</i>	---	13.0	13.0	53	18	28	Mature	9.8	85	Good	0	Good	---	M							
126	Former tree nursery	Cucumber magnolia <i>Magnolia acuminata</i>	---	15.9, 13.9	21.1	59	14	37	Mature	21.1	85	Fair	10	Good	---	M							
127	Former tree nursery	Star magnolia <i>Magnolia stellata</i> or similar	---	8.5	8.5	31	5	24	Mature	10.6	50	Poor	15	Poor	Decay in lower trunk and buttress roots (severe). Lean in main trunk (moderate). Partially uprooted.								M
128	Former tree nursery	Black oak <i>Quercus velutina</i>	---	17.9	17.9	64	11	32	Mature	17.9	85	Fair	10	Good	---	M							
129	Former tree nursery	Pin oak <i>Quercus palustris</i>	---	22.4	22.4	69	12	41	Mature	22.4	85	Good	10	Good	---								
130	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	16.3 @ 1.5'	16.3	43	6	31	Mature	20.4	85	Fair	0	Good	---				L				
131	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	11.9 @ 1.5'	11.9	36	6	22	Mature	14.9	60	Fair	0	Fair	---				L				
132	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	14.1 @ 1.5'	14.1	43	7	25	Mature	17.6	85	Fair	0	Good	---				L				
133	Lawn	Katsura tree <i>Cercidiphyllum japonicum</i>	---	13.5 @ 1.5'	13.5	43	6	28	Mature	16.9	85	Fair	0	Good	---				L				

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: 1, Year: 2021

Generated: 3/6/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO ₂ Equivalent (ton)
Red maple	6.4	6.9%	23.5
Sugar maple	6.2	6.7%	22.7
Black birch	0.4	0.5%	1.6
River birch	0.4	0.4%	1.5
Northern catalpa	0.2	0.2%	0.7
Katsura tree	0.9	0.9%	3.1
hawthorn spp	0.2	0.3%	0.9
silverbell spp	12.8	13.7%	46.9
Eastern red cedar	0.6	0.7%	2.3
sweetgum spp	0.9	1.0%	3.5
Tulip tree	0.6	0.7%	2.3
magnolia spp	1.0	1.1%	3.7
Cucumber tree	27.9	29.9%	102.3
Star magnolia	1.2	1.3%	4.5
Crabapple 'Sugar Tyme'	1.1	1.2%	4.2
White mulberry	0.9	0.9%	3.1
Amur corktree	0.7	0.8%	2.7
Eastern cottonwood	0.1	0.2%	0.5
Quaking aspen	0.1	0.1%	0.5
Black cherry	5.1	5.5%	18.7
Kwanzan cherry	2.2	2.3%	8.0
Pin oak	1.1	1.2%	4.1
Northern red oak	0.6	0.6%	2.1
Black oak	3.0	3.2%	11.1
Black locust	16.0	17.2%	58.8
Sassafras	0.5	0.6%	1.9
Pussy willow	1.4	1.5%	5.3
American basswood	0.4	0.4%	1.4
Total	93.3	100%	342.0

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: 1, Year: 2021

Generated: 3/6/2021



Species	Gross Carbon Sequestration (ton/yr)	CO ₂ Equivalent (ton/yr)
Red maple	0.11	0.39
Sugar maple	0.09	0.33
Black birch	0.01	0.02
River birch	0.02	0.06
Northern catalpa	0.01	0.02
Katsura tree	0.01	0.05
hawthorn spp	0.00	0.01
silverbell spp	0.01	0.04
Eastern red cedar	0.00	0.02
sweetgum spp	0.02	0.07
Tulip tree	0.03	0.10
magnolia spp	0.01	0.04
Cucumber tree	0.55	2.02
Star magnolia	0.00	0.00
Crabapple 'Sugar Tyme'	0.00	0.00
White mulberry	0.01	0.05
Amur corktree	0.02	0.08
Eastern cottonwood	0.01	0.03
Quaking aspen	0.01	0.02
Black cherry	0.13	0.48
Kwanzan cherry	0.02	0.08
Pin oak	0.01	0.04
Northern red oak	0.01	0.05
Black oak	0.06	0.23
Black locust	0.01	0.04
Sassafras	0.01	0.04
Pussy willow	0.00	0.00
American basswood	0.01	0.02
Total	1.19	4.35

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: Removals + Invasives Omitted, Year: 2021

Generated: 3/6/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO ₂ Equivalent (ton)
Red maple	6.4	9.0%	23.5
Sugar maple	5.5	7.7%	20.1
Black birch	0.4	0.6%	1.6
River birch	0.4	0.6%	1.5
Northern catalpa	0.2	0.3%	0.7
Katsura tree	0.9	1.2%	3.1
hawthorn spp	0.2	0.3%	0.9
silverbell spp	12.8	17.9%	46.9
Eastern red cedar	0.6	0.9%	2.3
sweetgum spp	0.9	1.3%	3.5
Tulip tree	0.6	0.9%	2.3
magnolia spp	0.9	1.2%	3.3
Cucumber tree	26.2	36.6%	96.1
Star magnolia	1.1	1.5%	4.0
Crabapple 'Sugar Tyme'	1.1	1.6%	4.2
Eastern cottonwood	0.1	0.2%	0.5
Quaking aspen	0.1	0.2%	0.5
Black cherry	5.1	7.1%	18.7
Kwanzan cherry	2.2	3.1%	8.0
Pin oak	1.1	1.6%	4.1
Northern red oak	0.6	0.8%	2.1
Black oak	3.0	4.2%	11.1
Sassafras	0.5	0.7%	1.9
American basswood	0.4	0.5%	1.4
Total	71.5	100%	262.2

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Kitchawan Farm, Series: Removals + Invasives Omitted, Year: 2021

Generated: 3/6/2021



Species	Gross Carbon Sequestration (ton/yr)	CO ₂ Equivalent (ton/yr)
Red maple	0.11	0.39
Sugar maple	0.08	0.31
Black birch	0.01	0.02
River birch	0.02	0.06
Northern catalpa	0.01	0.02
Katsura tree	0.01	0.05
hawthorn spp	0.00	0.01
silverbell spp	0.01	0.04
Eastern red cedar	0.00	0.02
sweetgum spp	0.02	0.07
Tulip tree	0.03	0.10
magnolia spp	0.01	0.03
Cucumber tree	0.52	1.91
Star magnolia	0.00	0.00
Crabapple 'Sugar Tyme'	0.00	0.00
Eastern cottonwood	0.01	0.03
Quaking aspen	0.01	0.02
Black cherry	0.13	0.48
Kwanzan cherry	0.02	0.08
Pin oak	0.01	0.04
Northern red oak	0.01	0.05
Black oak	0.06	0.23
Sassafras	0.01	0.04
American basswood	0.01	0.02
Total	1.10	4.04

Arcadia Solar Farm

PUBLIC NOTICE

PLEASE TAKE NOTICE that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, July 12, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application by Croton Energy Group for installation of 2,235 445W solar Modules, (8) 100 kWAC SolarEdge Inverters, (1) 800 A combiner panel, (1) 800 A A/C disconnect switch, (1) 100 kVA transformer as shown on submitted plans titled, "Site Plan 1300 Baptist Church Rd," prepared by CEG Solar, and last revised April 1, 2021.

The site is located at the address 1300 Baptist Church Road, Yorktown Heights, NY 10598, also known as Section 47.11, Block 1, Lot 4 on the Town of Yorktown Tax Map. The parcel within the Town of Yorktown consists of 11.67 acres in the R1-160 zoning district.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to Robyn Steinberg at rsteinberg@yorktownny.org. Submitted written comments will be given to the Planning Board in advance of the meeting.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent or attorney and will be heard before any final determination is made.

BY ORDER OF THE PLANNING BOARD OF THE TOWN OF YORKTOWN, NEW YORK

**RICHARD FON
CHAIRPERSON**



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		Handling Charge - If Registered and over \$50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

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 White Plains, NY 10601

2. City of NY
 Bureau of Water Supply 71 Smith Ave.
 Kingston, NY 12401

3. City of NY DWSG
 Bureau of Water Supply 71 Smith Ave.
 Kingston, NY 12401

4. Donald M Tanen
 1335 Baptist Church Rd.
 Yorktown Heights, NY 10598

5. Leda Blumberg
 1315 Baptist Church Rd.
 Yorktown Heights, NY 10598

6. Lawrence Blumberg
 1325 Baptist Church Rd.
 Yorktown Heights, NY 10598

7.

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2.	Joseph Tomlinson P.O. Box 67 Mathews, VA 23109													
3.	Christopher Woods 1270 Baptist Church Rd. Yorktown Heights, NY 10598													
4.	Andrew G. Paland 1290 Baptist Church Rd. Yorktown Heights, NY 10598													
5.	Mark Giordano 1340 Baptist Church Rd. Yorktown Heights, NY 10598													
6.	Barry Sloane P.O. Box 2, 1358 Baptist Church Rd. Yorktown Heights, NY 10598													
7.	County of Westchester County Office Building 148 Martine Ave. White Plains, NY 10601													
8.	City of NYDWSG Bureau of Water Supply 71 Smith Ave. Kingston, NY 12401													



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ARCADIA SOLAR FARM – SIGN POSTING





75 S. Riverside Ave.
Croton-on-Hudson, NY 10520
914-862-4220

Developer



67 West St Suite 202 Brooklyn, NY 11222
718-304-0945
O&M Contact: John Gorman
jgorman@ecogyenergy.com
Construction Contact: Jim Donnelly
jim.donnelly@ecogyenergy.com
Project Manager: Julia Magliozzo
jmagliozzo@ecogyenergy.com

Page Size: 24" x 36"

Power Clerk Project #:

PROPERTY INFORMATION

SBL: 47.11-1-4
Block Group: 1
Lot: 4
Lot Area: 11.67 Acres
Latitude: 41°15'34.3"N
Longitude: 73°49'24.5"W

Array 1 Azimuth: 205°

Panel Tilt: 20°

PE Stamps/ Signatures

Rev	Date	Description	Initial
00	4/1/21	Design	MT

1300 Baptist Church Rd
Yorktown Hts. NY
10598

Owner: Arcadia Holding Co., LLC
Solar Modules:
(2236) 445W Solar Modules
Solar Inverters:
(8) SolarEdge 100kW 3p 480V Inv's
Solar System DC Size: 995.02kW
Solar System AC Size: 800kW
Interconnection Type:
Community Solar

SITE PLAN OVERVIEW

Scale: See Scales Page 1 of 2

A-000.01

Legend

- Solar Panel
- FD Setbacks & Pathways
- Gas Line
- D/C Home Run
- A/C Home Run
- Light Shade
- Heavy Shade
- Obstruction (Vent Pipe)
- Building Outline
- Solar Inverter Electrical Equipment

SCOPE OF WORK

Installation of:
 (2236) Solar Modules 445W (49,662 sqft)
 (8) SolarEdge 100kW 480V Inverters
 (1) 52IT 800A Solar AC Combiner Panel
 (1) 89L 800A AC Disconnect Switch
 (1) 1000kVA Utility Transformer

2
A-000 TAX MAP
Scale: NTS



3
A-000 UTILITY CAPACITY MAP
Scale: NTS



SCALE: 1"=40'-0" (IN FEET)
0 20' 40' 80'





75 S. Riverside Ave.
Croton-on-Hudson, NY 10520
914-862-4220

Developer



67 West St Suite 202 Brooklyn, NY 11222
718-304-0945
O&M Contact: John Gorman
jgorman@ecogyenergy.com
Construction Contact: Jim Donnelly
jim.donnelly@ecogyenergy.com
Project Manager: Julia Maglorzo
jmaglorzo@ecogyenergy.com

Page Size: 24" x 36"

Power Clerk Project #:

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Lot Area: 11.67 Acres

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Array 1 Azimuth: 205°

Panel Tilt: 20°

PE Stamps/Signatures

Rev	Date	Description	Initial
00	4/1/21	Design	MT

1300 Baptist Church Rd
Yorktown Hts. NY
10598

Owner: Arcadia Holding Co., LLC

Solar Modules:
(2236) 445W Solar Modules

Solar Inverters:
(8) SolarEdge 100kW 3φ 480V Inv's

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Solar System AC Size: 800kW

Interconnection Type:
Community Solar

SITE PLAN
OVERVIEW

Scale: See Scales Page 2 of 2

A-001.01

Legend

- Solar Panel
- FD Setbacks & Pathways
- Gas Line
- D/C Home Run
- A/C Home Run
- Light Shade
- Heavy Shade
- Obstruction (Vent Pipe)
- Building Outline
- Solar Inverter Electrical Equipment

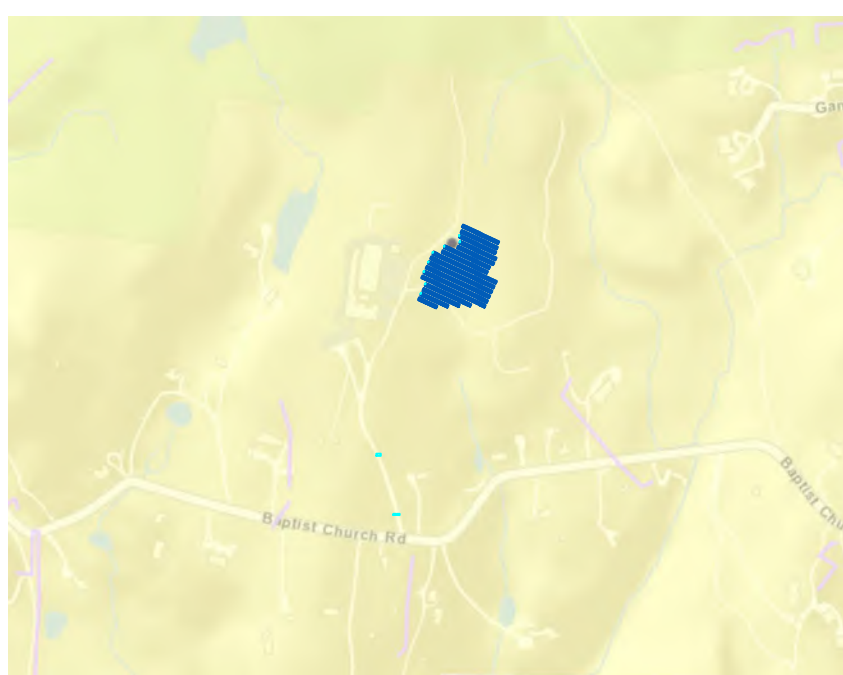
SCOPE OF WORK

- Installation of:
- (2236) Solar Modules 445W (49,662 sqft)
- (8) SolarEdge 100kW 480V Inverters
- (1) 52IT 800A Solar AC Combiner Panel
- (1) 89L 800A AC Disconnect Switch

TAX MAP
Scale: NTS



UTILITY CAPACITY MAP
Scale: NTS



SCALE: 1"=40'-0" (IN FEET)
0 20' 40' 80'



APR 28 2021

TOWN OF YORKTOWN

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

APPLICATION FOR SITE PLAN APPROVAL

Date 4/08/2021

1. Name of Project: Arcadia Holding Co., LLC

2. Tax Map Designation (Section, Block, Lot) 47.11-1-4

3. Zone: R1-180 Total Acreage: 11.67

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

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

Installation of 2236 445W Solar Modules, (8) 100kWAC SolarEdge Inverters, (1) 800A
Combiner Panel, (1) 800A A/C Disconnect Switch, (1) 100kVA Transformer

6. Contact Person - CHOOSE ONLY ONE:

Applicant Owner Architect Wetland Scientist
 Attorney Engineer Surveyor Landscape Architect

7. Applicant

Name Michael Tarzian
Firm Croton Energy Group
Address 75 South Riverside Ave. Croton-on-Hudson, NY 10520
Phone 914-862-4220
Fax _____
Email mtarzian@crotonenergy.com

8. Owner of Record

Name Molly Flaherty & Patricia Peckham
Firm Arcadia Holding Co., LLC
Address 1300 Baptist Church Road, Yorktown Heights, NY 10598
Phone 914-455-2477
Fax _____
Email arcadia6706@aol.com

9. Attorney

Name N/A
Firm N/A
Address N/A
Phone N/A
Fax N/A
Email N/A

10. Engineer

Name Brian Behnke P.E
Firm LaBellaPC
Address 300 State Street, Suite 201, Rochester, NY 14614
Phone 315-278-4402
Fax _____
Email bbehnke@LaBellaPC.com
Lic. No. 98073

11. Surveyor

Name Edward Iamiceli
Firm Tectonic Engineering
Address 1279 Route 300, Newburgh, New York 12550
Phone 845-567-6656
Fax _____
Email eiamiceli@tectonicengineering.com
Lic. No. _____

12. Architect

Name N/A
Firm N/A
Address N/A
Phone N/A
Fax N/A
Email N/A
Lic. No. N/A

13. Wetland Scientist/Specialist

Name Edward Iamiceli
Firm Tectonic Engineering
Address 1279 Route 300, Newburgh, New York 12550
Phone 845-567-6656
Fax _____
Email eiamiceli@tectonicengineering.com

14. Landscape Architect

Name Thomas Daly
Firm SLR Engineering, Landscape Architecture, and Land Surveying PC
Address 99 Realty Drive, Cheshire, CT 06410
Phone 475-244-2309
Fax _____
Email tdaly@slrconsulting.com
Lic. No. _____

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

18. Is this project within 500 feet of:

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

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

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

- Wetland Permit
 Stormwater Permit
 Tree Permit
 Planning Board special permit: 300-81.4
 Town Board variance or approval: _____
 Zoning Board of Appeals variance or special permit: _____

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

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: _____

22. This parcel is in the following districts:

School District	<u>Yorktown</u>	Water District	<u>N/A</u>
Fire District	<u>Yorktown</u>	Sewer District	<u>N/A</u>

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

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

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

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

Applicant

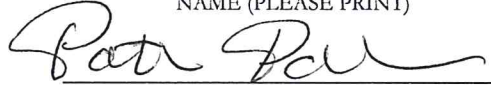
Michael Tarzian
NAME (PLEASE PRINT)


SIGNATURE

4/20/2021
DATE

Owner of Record

Patricia Peckham
NAME (PLEASE PRINT)


SIGNATURE

4-28-21
DATE

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

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Patricia Peckham, being duly sworn, deposes and says that he resides at Yorktown Hshs NY
1300 Baptist Church Rd
in the County of Westchester and State of New York. That he is the PRESIDENT
of ARCADIA HOLDING CO LLC the corporation which is owner in fee of the property described in the
foregoing application for SPECIAL USE PERMIT and that the statements contained therein
are true to the best of his knowledge and belief.

Pat Peckham

Sworn before me this 27th date of April, 2021

Tracie Feminella
Notary Public



APR 28 2021

TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

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

GENERAL PROJECT INFORMATION

Project Name: Arcadia Holding Co., LLC

Section, Block, Lot: 47.11-1-4

Existing Site Use: Residential Commercial Zone: R1-180

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: 2.87 acres (25%)

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

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

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

Total System Capacity Rating: 1,339,000 kWh Power Rating 995.02 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company _____

Contact Name Michael Tarzian

Business Name Croton Energy Group

Address 75 South Riverside Ave. Croton-on-Hudson, NY 10520

Phone 914-862-4220

Email mtarzian@crotonenergy.cc

Contractor/Installation Company

Contact Name Michael Tarzian
Business Name Croton Energy Group
Address 75 South Riverside Ave. Croton-on-Hudson, NY 1
Phone 914-862-4220
Email mtarzian@crotonene

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

Name John Bertuzzi
Firm Ecogy New York XIII LLC
Address 315 Flatbush Ave #393, Brooklyn, NY 11217
Phone 718-304-0945
Email projectmanagement@ecogyenergy.com

SUBMITTAL REQUIREMENTS

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

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

617.20
Appendix B
Short Environmental Assessment Form

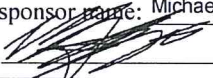
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Arcadia Ground Mount Community Solar System			
Project Location (describe, and attach a location map): 1300 Baptist Church Road, Yorktown Heights, NY 10598			
Brief Description of Proposed Action: Installation of 2236 445W Solar Modules, (8) 100kWAC SolarEdge Inverters, (1) 800A Combiner Panel, (1) 800A A/C Disconnect Switch, (1) 100kVA Transformer			
Name of Applicant or Sponsor: Michael Tarzian		Telephone: 914-862-4220 E-Mail: mtarzian@crotonenergy.com	
Address: 75 South Riverside Ave.			
City/PO: Croton-on-Hudson		State: NY	Zip Code: 10520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		11.67 acres	
b. Total acreage to be physically disturbed?		5.11 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.67 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	NO YES		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	NO YES		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	NO YES		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) available at or near the site of the proposed action?		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The project will install a solar photovoltaic system, which will generate 100% clean electricity. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No potable water is required for the project.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No wastewater will be produced as a result of the project.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the proposed action located in an archeological sensitive area?		
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Michael Tarzian		Date: 4/20/2021
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

RESET

Shrub Oak Plaza Solar

JUL 1 2021

TOWN OF YORKTOWN



From: Ecogy Energy

To: Town of Yorktown Planning Board

Date: June 30, 2021

RE: Abutters Notices for Public Informational Hearing on July 12, 2021
for Shrub Oak Plaza Large-Scale Solar Project

Please see below the receipts from the mailing of the Abutters Notices informing the public of the Public Informational Hearing scheduled for July 12, 2021 for the Shrub Oak Plaza Large-Scale Solar Project. Notices were mailed on June 30, 2021.

Notices were sent to abutting property owners using the following information.

Subject Property: 1426 East Main Street, Shrub Oak, NY 10588

Abutters:

Shad Davis, Inc	1300 New Rd	C/O Salvatore Riina 701 High Meadow Ln. Yorktown Heights, NY 10598
John and Diane Diverniere	1350 New Rd	1350 New Rd. Shrub Oak, NY 10588
Town of Yorktown	New Rd	363 Underhill Ave. Yorktown Heights, NY 10598
Mahope Family Limited	1360 New Rd	535 North Broadway Upper Nyack, NY 10960
Church of Elizabeth Ann Seton	1377 East Main Street	1377 East Main Street, Shrub Oak, NY 10588
Shrub Oak Partners LLC	1335 East Main St	C/O Daniel V. Perla 33 Farm Ln. Great Neck, NY 11020
Thomas & Helene Zibelli	1450 Iroquois St	1450 Iroquois St. Shrub Oak, NY 10588
Lisa & Helen Hendrick	1452 Iroquois St	1452 Iroquois St. Shrub Oak, NY 10588
Walter Baglioni	1454 Iroquios St	1454 Iroquois St. Shrub Oak, NY 10588
Patricia McKenna	1456 Iroquois St	1456 Iroquois St. Shrub Oak, NY 10588
Anthony and Laura Susi	1458 Iroquois St	1458 Iroquois St. Shrub Oak, NY 10588
Richard and Robyn Hayden	1460 Iroquois St	1460 Iroquois St. Shrub Oak, NY 10588
Henry A. Weis	1462 Iroquois St	1462 Iroquois St. Shrub Oak, NY 10588
Danielle Keegan	1464 Iroquois St	1464 Iroquois St. Shrub Oak, NY 10588
Jonathan Sun	1466 Iroquois St	1466 Iroquois St. Shrub Oak, NY 10588
Anthony & Maria Vaglica	1468 Iroquois St	1468 Iroquois St. Shrub Oak, NY 10588



Frances Dahl	1470 Iroquois St	1470 Iroquois St. Shrub Oak, NY 10588
Iryna Levkiavska & Kapitancik, Marian Revocable Trust	1472 Iroquois St	1472 Iroquois St. Shrub Oak, NY 10588
Kathleen Macie	1474-1480 Iroquois St	2403 Sherry Drive, Yorktown Heights, NY 10598
Owners of Kensington Estate	Seneca/Cooper/E Main	1456 Iroquois St. Shrub Oak, NY 10588

PUBLIC NOTICE

PLEASE TAKE NOTICE that a **Public Informational Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, July 12, 2021 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application by Ecogy New York VI, LLC for installation of a 260kW DC/233.3 kW AC large-scale roof-mounted and ground-mounted solar energy system. The proposed roof-mounted structure will be installed on the roof space of the existing building. The proposed ground-mounted solar energy system will be three separate canopy structures in the parking lot that will allow for shaded parking and emergency vehicle circulation as shown on submitted plans titled, "Site Plan 1426 East Main Street," prepared by Ecogy Energy, and last revised March 10, 2021.

The site is located at the address 1426 East Main Street, Shrub Oak, NY 10588, also known as Section 16.09, Block 2, Lot 13 on the Town of Yorktown Tax Map. The parcel within the Town of Yorktown consists of 3.4 acres in the C-1 zoning district.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to Robyn Steinberg at rsteinberg@yorktownny.org. Submitted written comments will be given to the Planning Board in advance of the meeting.

The above listed site plan may be viewed on the Town's website: <http://www.yorktownny.org/planning/public-hearings>. Please do not hesitate to call the Planning Department at 914-962-6565 with questions or for more information.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent or attorney and will be heard before any final determination is made.

BY ORDER OF THE PLANNING BOARD OF THE TOWN OF YORKTOWN, NEW YORK

**RICHARD FON
CHAIRPERSON**



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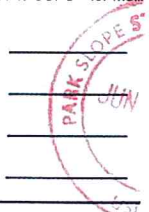
From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217

To: **Shad Davis, Inc**
C/O Salvatore Riina
701 High Meadow Ln.
Yorktown Heights, NY 10598

PS Form 3817, April 2007 PSN 7530-02-000-9065



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315 Flatbush Ave #393
Brooklyn, NY 11217

To: **Mahope Family Limited**
535 North Broadway
Upper Nyack, NY 10960

PS Form 3817, April 2007 PSN 7530-02-000-9065



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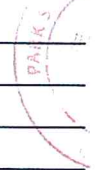
From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217

To: **John and Diane Diverniere**
1350 New Rd.
Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065



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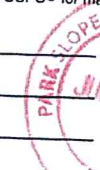
From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217

To: **Church of Elizabeth Ann Seton**
1377 East Main Street
Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: Ecogy Energy, 315 Flatbush Ave #393, Brooklyn, NY 11217

To: Shrub Oak Partners LLC, C/O Daniel V. Perla, 33 Farm Ln., Great Neck, NY 11020

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: Ecogy Energy, 315 Flatbush Ave #393, Brooklyn, NY 11217

To: Walter Baglioni, 1454 Iroquois St., Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate of Mailing

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From: Ecogy Energy, 315 Flatbush Ave #393, Brooklyn, NY 11217

To: Thomas & Helene Zibelli, 1450 Iroquois St., Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: Ecogy Energy, 315 Flatbush Ave #393, Brooklyn, NY 11217

To: Patricia McKenna, 1456 Iroquois St., Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Ecogy Energy, 315 Flatbush Ave #393, Brooklyn, NY 11217

To: Lisa & Helen Hendrick, 1452 Iroquois St., Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From:
Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To:
Anthony and Laura Susi
1458 Iroquois St.
Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065

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Brooklyn, NY 11217

To:
Richard and Robyn Hayden
1460 Iroquois St.
Shrub Oak, NY 10588

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315 Flatbush Ave #393
Brooklyn, NY 11217

To:
Henry A. Weis
1462 Iroquois St.
Shrub Oak, NY 10588

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Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To:
Danielle Keegan
1464 Iroquois St.
Shrub Oak, NY 10588

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From:
Ecogy Energy
315 Flatbush Ave #393
Brooklyn, NY 11217

To:
Jonathan Sun
1466 Iroquois St.
Shrub Oak, NY 10588

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PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217

To: **Anthony & Maria Vaglica**
1468 Iroquois St.
Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217

To: **Frances Dahl**
1470 Iroquois St.
Shrub Oak, NY 10588

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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217

To: **Iryna Levkiavska & Kapitancik,**
Marian Revocable Trust
1472 Iroquois St.
Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065

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From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217
To: **Kathleen Macie**
2403 Sherry Drive,
Yorktown Heights, NY 10598

U.S. POSTAGE PAID
BROOKLYN, NY
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JUN 30 21
AMOUNT
\$1.55
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Certificate of Mailing
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail. This form may be used for domestic and international mail.
From: **Ecogy Energy**
315 Flatbush Ave #393
Brooklyn, NY 11217
To: **Owners of Kensington Estate**
1456 Iroquois St.
Shrub Oak, NY 10588

PS Form 3817, April 2007 PSN 7530-02-000-9065

PS Form 3817, April 2007 PSN 7530-02-000-9065

SHRUB OAK PLAZA – SIGN POSTING



Diane Dreier Co-Chair
Phyllis Bock Co-Chair

Matthew Slater
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

RECEIVED
PLANNING DEPARTMENT

JUN 24 2021

TOWN OF YORKTOWN

To: Planning Board

From: Conservation Board

Date: June 17, 2021

Re: 1426 East Main Street: Ecogy Large Scale Mounted Solar Energy

The Conservation Board at its 6/16/2021 meeting discussed the installation of large scale solar panels located at 1426 East Main Street in Shrub Oak over the existing paved parking spaces with Julia Magliozzo of Ecogy Solar Energy. The system is comprised of four canopy structures over existing parking lot. Canopies 1-3 will be in asphalt area, Canopy 4 will be in a grassy area adjacent to the wetland. Additional panels are on top of the building. The Conservation Board has the following comments:

- Canopy structure 4 support in the rear of the property appears to be in the wetland. The Board recommends this canopy be adjusted so the support is out of the wetland so there will be no disturbance to the wetland.
- Although this site is disturbed and developed, all the work of the project is in the wetland buffer. The Board requests mitigation for intrusion into buffer. Mitigation should improve the function of the wetland.
- The Board requests additional screening be provided around the transformer box.
- Project will remove approximately 10 trees. Tree permit and mitigation is required.
- The Conservation Board reviewed the planting plan and is satisfied to see non - invasive plant material being used.
- A joint site visit will be planned with the Planning Board when additional comments will be made.

Respectfully submitted:

Diane Dreier

For the Conservation Board

CC: Town Board
Planning Board
Supervisors Office
Engineering Dept.
Applicant

JUN 11 2021

To: Yorktown Planning Board

From: Yorktown Tree Conservation Advisory Commission (TCAC)

TOWN OF YORKTOWN

Date: 10 June 2021

cc: Yorktown Planning Dept. (J. Tegeder, R. Steinberg, N. Calicchia);
Engineering Dept. (L. Kobiliak); Conservation Board (K. Hughes);
Town Supervisor (M. Slater); Town Clerk (D. Quast); TCAC members

Re: TCAC comments on 1426 E. Main St. (Shrub Oak Plaza) Solar Panel Installation

Dear Chairman Fon and members of the Planning Board:

The TCAC received drawings of the 1426 E. Main St. (Shrub Oak Plaza) Solar Panel Installation on 4 June 2021. TCAC members have reviewed these drawings and submitted comments to the chair via email.

Planting of two (2) Japanese Lilac trees is not recommended as these are non-native trees. Note that the mitigation section of Chapter 270 requires planting of native species [see §270-10.C.(4)]. We recommend planting Dogwood or Service Berry trees.

Tree Conservation Advisory Commission
Lawrence W. Klein, P.E., Member
Keith Schepart, ISA, Member
Tom Schmitt, Member



Ecogy Energy
 67 West Street, Suite 232
 Brooklyn, NY 11222
 assetmanagement@ecogyenergy.com
 (718)-304-0945

Ecogy Energy NY LLC
 Project Name:
SHRUB OAK
 251.10 KW-DC PV SYSTEM

Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY

Account No: xxxxx
 New Service Case #: xxxxx

SCG	DATE	BY
1	3/10/2021	SCG
		DATE
		REVISION DESCRIPTION
		#

Professional Stamp

PRELIMINARY

SHEET NAME:
SITE PLAN

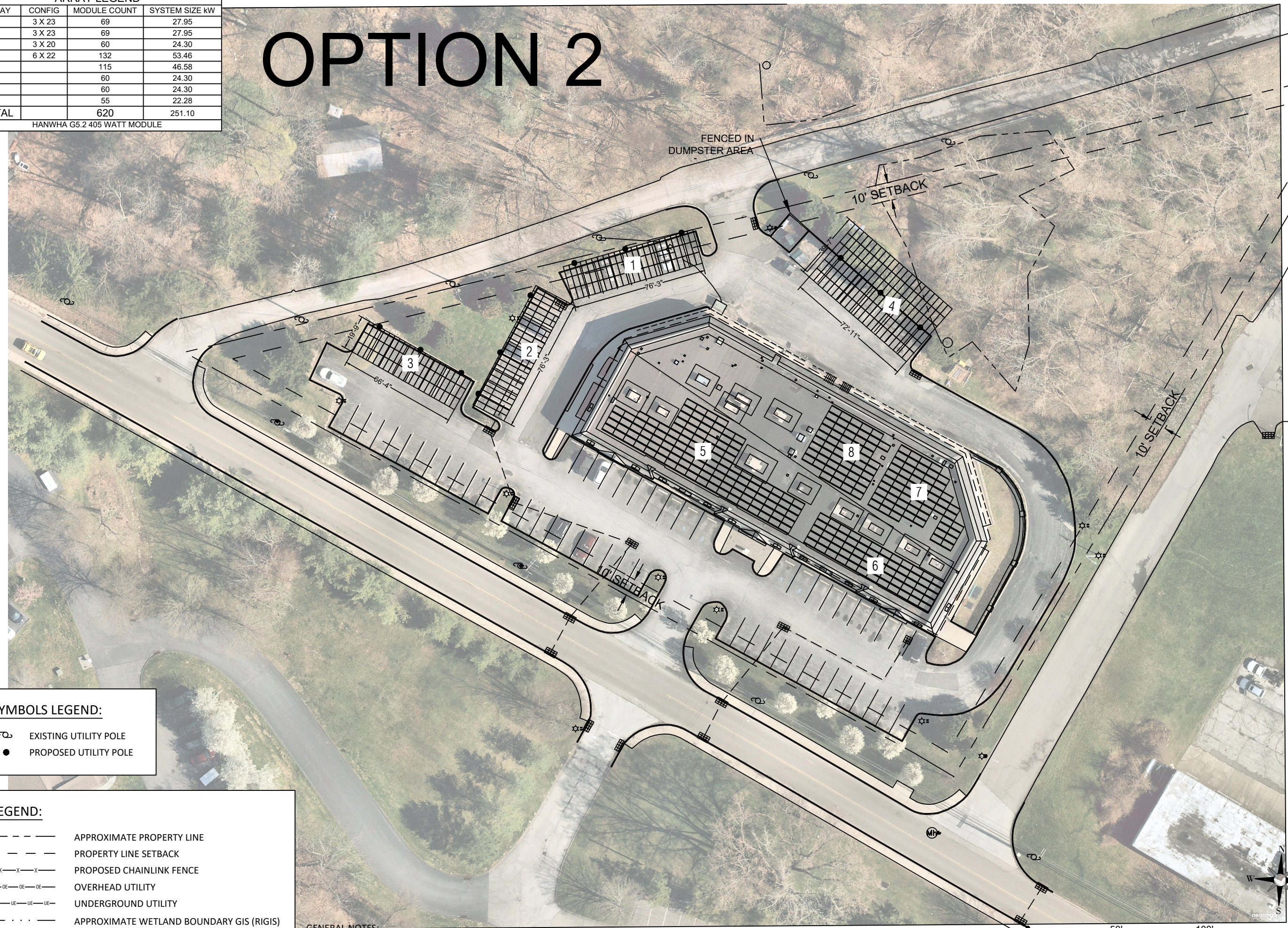
PROJECT NUMBER: XXXX
 DATE: 02/23/2021
 SHEET NUMBER: X of X

DRAWN BY: SCG
 DWG. NUMBER:
PV-100

OPTION 2

ARRAY LEGEND			
ARRAY	CONFIG	MODULE COUNT	SYSTEM SIZE KW
1	3 X 23	69	27.95
2	3 X 23	69	27.95
3	3 X 20	60	24.30
4	6 X 22	132	53.46
5		115	46.58
6		60	24.30
7		60	24.30
8		55	22.28
TOTAL		620	251.10

HANWHA G5.2 405 WATT MODULE



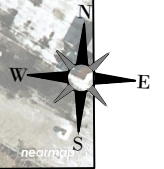
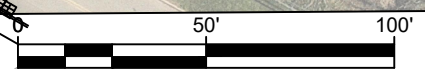
SYMBOLS LEGEND:

	EXISTING UTILITY POLE
	PROPOSED UTILITY POLE

LEGEND:

	APPROXIMATE PROPERTY LINE
	PROPERTY LINE SETBACK
	PROPOSED CHAINLINK FENCE
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	APPROXIMATE WETLAND BOUNDARY GIS (RIGIS)
	WETLAND 100' BUFFER

GENERAL NOTES:
 1. PARKING SPACES 8' WIDE ALONG CURB LINE.





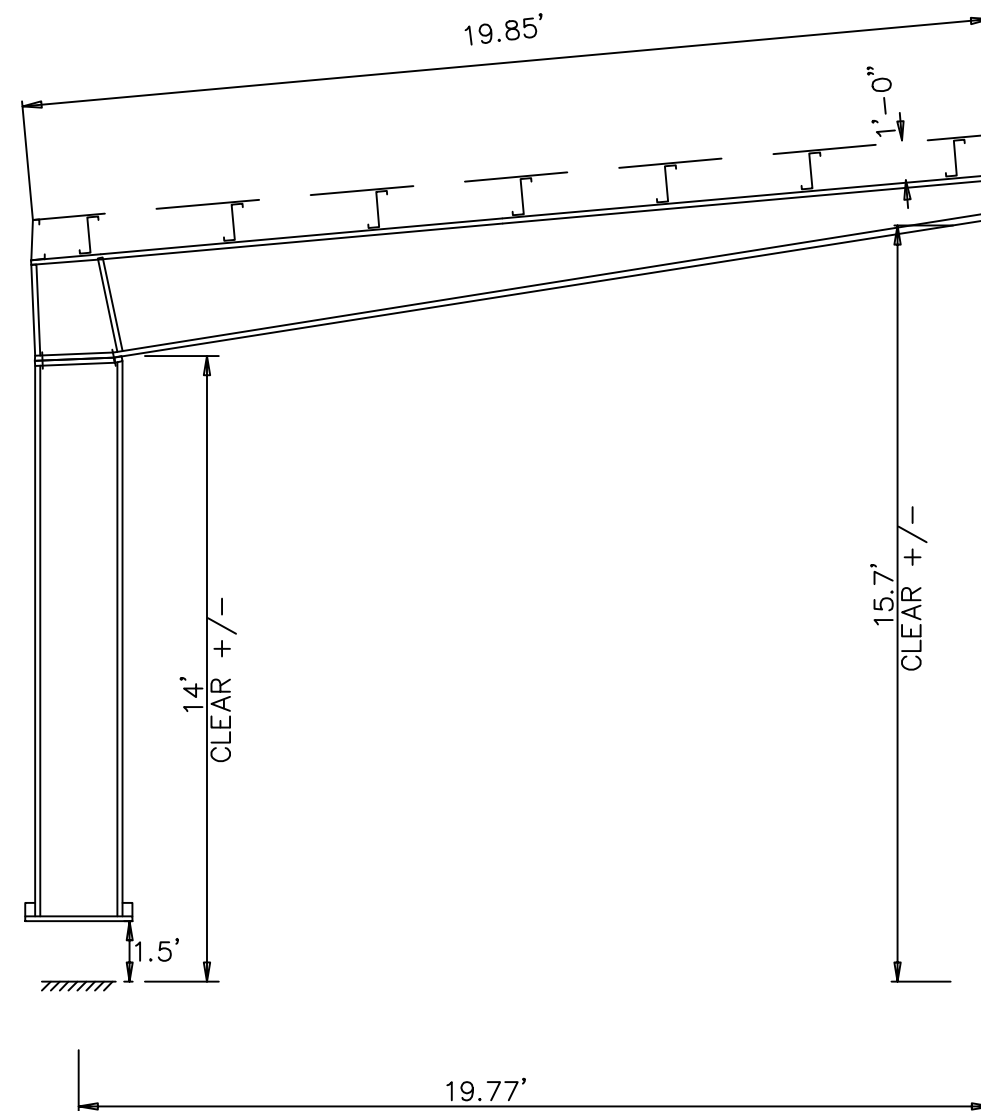
6880 Rexwood Road, Unit 5, Mississauga, ON L4V 1R2
 TEL: 416-860-6722 FAX: 416-860-6719
 www.polarracking.com



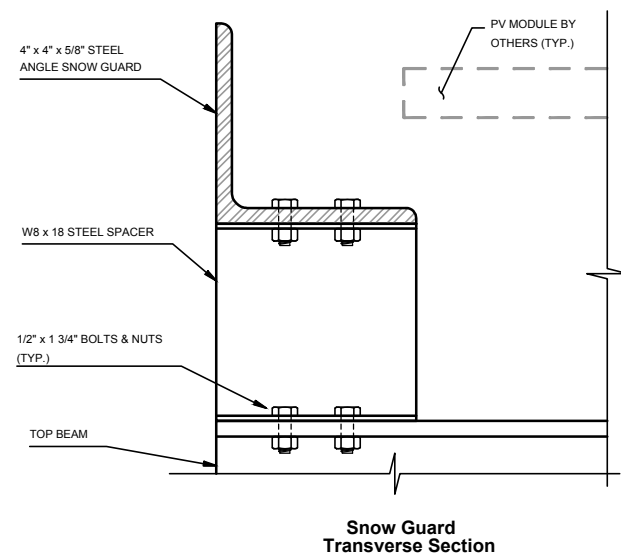
67 West St Brooklyn,
 NY 11222
 www.ecogyenergy.com

ARRAY INFORMATION

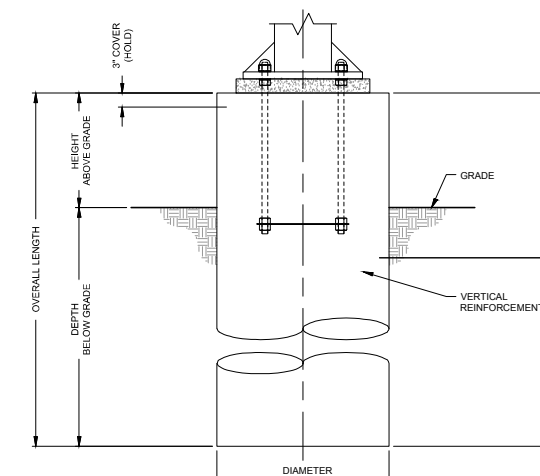
ARRAY SIZE	136.8 kW DC
MODULE TYPE	TALESUN BISTAR 400W
MODULE DIMS.	2008 X 1002 X 35 mm
MODULE QTY.	342



RIGID FRAME ELEVATION.



Snow Guard Transverse Section



TYPICAL FOUNDATION VIEW

1	ISSUED FOR REVIEW	21DEC20
0	ISSUED FOR REVIEW	10DEC20
REV NO.	ISSUANCE	DATE

PROJECT NAME:
 Ecogy Energy Shrub Oak NY
 1426 E Main St. Shrub Oak
 NY 10588

DRAWING NAME:
 RIGID FRAME ELEVATION

PROJ. NO.: 004564	DWG. BY: VT	CHKD. BY: MN	SCALE: AS SHOWN
----------------------	----------------	-----------------	--------------------

DRAWING NUMBER:
S-201

TOWN OF YORKTOWN TOWN BOARD

Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722, Fax (914) 962-6591

APPLICATION FOR SITE PLAN APPROVAL Pursuant to Town of Yorktown Town Code Chapter 300 Article VII Permitted Special Uses or Article VIII Special Districts

Date 01/04/21

- 1. Name of Project: Shrub Oak Rooftop and Canopy Solar Energy System
- 2. Location: (Section-Block-Lot) Section 16.9, Block 2, Lot 13
Street Address or Adjacent Street: 1426 E. Main Street
- 3. Zone: C-1 Total Acreage: 3.4

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

5. Project narrative (brief description of proposed development):
Installation of a 260kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system within the same parcel. The proposed Roof-mounted structure will be installed on the roof space of the existing shopping complex and will not be visible from the street. The proposed Ground-mounted solar energy system will be three (3) separate canopy structures in the parking lot that will allow for shaded parking and emergency vehicle passage without hindering the existing use of the lot.

6. Contact Person - CHOOSE ONLY ONE:
- | | | | |
|---|-----------------------------------|------------------------------------|--|
| <input checked="" type="checkbox"/> Applicant | <input type="checkbox"/> Owner | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name John A. Bertuzzi

Firm Ecogy New York VI LLC

Address 315 Flatbush Ave #393, Brooklyn, NY 11217

Phone (718) 304-0945

Fax _____

Email projectmanagement@ecogysolar.com

8. Owner of Record

Name James K. Rinzler

Firm Oak Shopping LLC C/O Dominion Management Company

Address 200 Madison Ave, 24th Floor, New York, NY 10016

Phone (212) 685-6500

Fax _____

Email jkr@dommgt.com

9. Attorney

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

11. Surveyor

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

12. Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

- 15. Is this project within 500 feet of the Town line? Yes No
- 16. Is this project within 500 feet of the Putnam County line? Yes No
- 17. Is this project within the Sustainable Development Study Area? Yes No
- 18. Is this project within the NYC DEP Watershed? Yes No
- If yes, is this project within a Designated Main Street Area? Yes No

19. Is this project within 500 feet of:
- The right-of-way of any existing or proposed state or county road? Yes No
 - The boundary of an existing or proposed state or county park or any state or county recreation area? Yes No
 - The boundary of state or county-owned land on which a public building/ institution is located? Yes No
 - An existing or proposed county drainage line? Yes No
 - The boundary of a farm located in an agricultural district? Yes No

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

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

- Wetland Permit
- Stormwater Permit
- Tree Permit
- Planning Board Special Permit: Large-Scale Ground-Mounted Solar Energy System
- Town Board Variance or Special Permit: _____
- Zoning Board of Appeals Variance or Special Permit: Height Variance

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

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: _____

23. This parcel is in the following districts:

School District	<u>Lakeland</u>	Water District	<u>Yorktown Consolidated #1</u>
Fire District	<u>Mohegan</u>	Sewer District	<u>Peekskill</u>

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

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Special Permit Requirements, Zoning Ordinance, Lighting Ordinance, Tree Removal and Stormwater Ordinance, and any additions or amendments thereto.

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

Applicant

John A. Bertuzzi

DocuSign Envelope ID: 59B6A7A3E70D427
NAME (PLEASE PRINT)

[Signature]
SIGNATURE

1/5/2021

DATE

Owner of Record

[Signature]
NAME (PLEASE PRINT)

[Signature]
SIGNATURE

1/13/21
DATE

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

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

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

Sworn before me this _____ date of _____, 20__

Notary Public

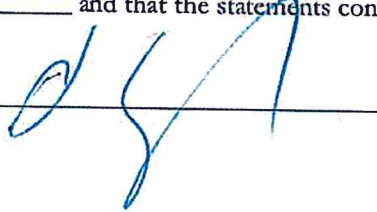
AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

James Rinzer, being duly sworn, deposes and says that he resides at 68 Sleepy Hollow Rd in the County of Westchester and State of NY. That he is the Manager of Oak Shopping LLC the corporation which is owner in fee of the property described in the foregoing application for Site Plan Approval and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 13th date of January, 2021

Robin Roberts
Notary Public



ROBIN B. ROBERTS
Notary Public, State of New York
No. 02RO6163240
Qualified in New York County
Commission Expires October 02, 2022

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date 01/04/21

1. Tax Map Designation (Section, Block, Lot) Section 16.9, Block 2, Lot 13

2. Property Address 1426 E. Main Street, Shrub Oak, NY 10588

3. Zone: C-1

Total Acreage: 3.4

4. Indicate requested special use permit:

- §300-21(8)(a)[1] Outdoor service in commercial districts.
- §300-40 Bus passenger shelters.
- §300-54 Religious institutions, social, cultural, charitable and recreational nonprofit uses.
- §300-55 Parochial, private elementary and high schools, colleges and seminaries.
- §300-69 Valet parking at banquet halls.
- §300-71 New and/or used car automobile sales.
- §300-73.1(A)(2) Permanent seasonal outdoor sales in commercial districts.
- §300-75 Warehouse or storage in retail shopping centers.
- §300-78 Cemeteries.
- §300-79 Self-storage centers.
- §300-80 Sidewalk cafes. (outdoor dining for more than 12 seats)
- §300-81.1 Helistops.
- §300-81.2 Accessory recycling facilities.
- §300-81.4 Large-Scale Solar Power Generation Systems and Facilities
- §300-81.5 Tier 2 Battery Energy Storage Systems
- §300-238.1 Multifamily dwelling units in the Country Commercial Zone.

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

Installation of a 260kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system within the same parcel. The proposed Roof-mounted structure will be installed on the roof space of the existing shopping complex and will not be visible from the street. The proposed Ground-mounted solar energy system will be three (3) separate accessory canopy structures in the parking lot that will allow for shaded parking and emergency vehicle passage without hindering the existing use of the lot.

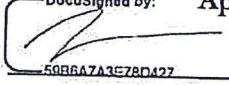
6. Applicant

Name John A. Bertuzzi
 Firm Ecogy New York VI LLC
 Address 315 Flatbush Ave. #393, Brooklyn, NY 11217
 Phone (718) 304-0945
 Email projectmanagement@ecogysolar.com

7. Owner of Record

Name James K. Rinzler
 Firm Oak Shopping LLC C/O Dominion Management Company
 Address 200 Madison Ave, 24th Floor, New York, NY 10016
 Phone (212) 685-6500
 Email jkr@dommgt.com

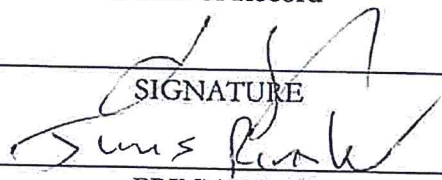
In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

DocuSigned by: **Applicant**

 50B6A7A3E78D427

 SIGNATURE
 John A Bertuzzi

 PRINT NAME
 1/5/2021

 DATE

Owner of Record


 SIGNATURE
 James Rinzler

 PRINT NAME

 DATE

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

F:\Office\WordPerfect\Application Forms\APP-SpecialPermit.wpd
This form last updated: September 2020

TOWN OF YORKTOWN PLANNING BOARD

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

GENERAL PROJECT INFORMATION

Project Name: Shrub Oak Rooftop and Canopy Solar Energy System

Section, Block, Lot: Section 16.9, Block 2, Lot 13

Existing Site Use: Residential Commercial Zone: C-1

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: 7,800 SF *existing

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

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

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

Total System Capacity Rating: 1,148.3 kWh Power Rating 233.2 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Julia Magliozzo

Business Name Ecogy New York VI LLC

Address 315 Flatbush Ave #393, Brooklyn, NY 11217

Phone (718) 304-0945

Email projectmanagement@ecog

Contractor/Installation Company

Contact Name John A. Bertuzzi
 Business Name Ecogy Solar LLC
 Address 315 Flatbush Ave #393, Brooklyn, NY 11217
 Phone (718) 304-0945
 Email projectmanagement@ecogysola.com

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

Name John A. Bertuzzi
 Firm Ecogy New York VI LLC
 Address 315 Flatbush Ave. #393, Brooklyn, NY 11217
 Phone (718) 304-0945
 Email assetmanagement@ecogysola.com

SUBMITTAL REQUIREMENTS

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

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

Short Environmental Assessment Form

Part 1 - Project Information

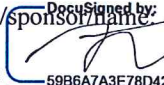
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

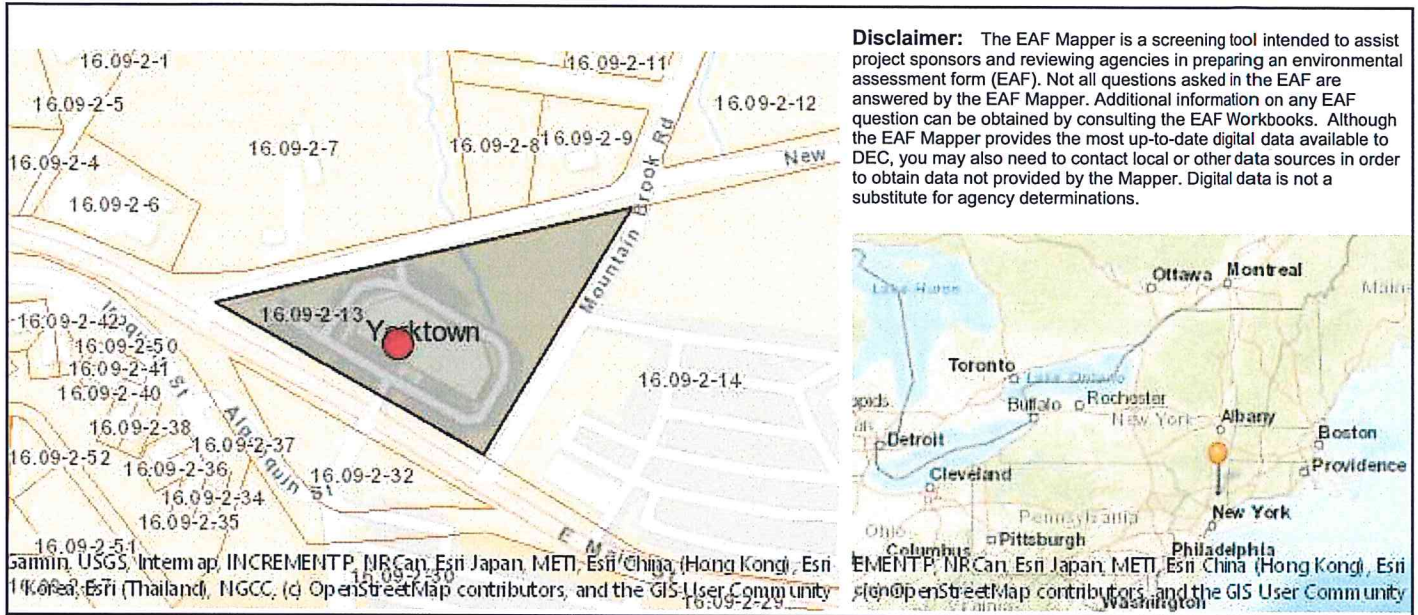
Part 1 – Project and Sponsor Information				
Name of Action or Project: Ecogy Shrub Oak Shopping Center Community Solar				
Project Location (describe, and attach a location map): 1426 E. Main Street, Shrub Oak 10588				
Brief Description of Proposed Action: Ecogy Solar LLC as the Contractor for its Customer, Ecogy New York VI LLC, proposes to install a rooftop solar photovoltaic system on the building and a solar photovoltaic canopy over a portion of the parking lot at 1426 E Main Street. The solar project will consist of solar modules mounted on the roof of an existing building, two solar canopies mounted over an existing paved parking lot, conduit under the paved parking lot from the solar canopies to the building, solar equipment mounted in the basement and in the electrical room of the building, a new utility meter for the solar system, and interconnection of the solar system to the Con Edison electric grid through an existing utility pull box. Ecogy New York VI LLC has entered into a site lease for the rooftop of the building, the parking lot, and other relevant areas of the property as required for installation of the solar photovoltaic system with the property owner.				
Name of Applicant or Sponsor: John A. Bertuzzi, Ecogy New York VI LLC		Telephone: (718) 304-0945 E-Mail: projectmanagement@ecogysolar.com		
Address: 315 Flatbush Ave #393				
City/PO: Brooklyn		State: NY	Zip Code: 11217	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Yorktown's Planning Board, Zoning Board, and Building Department approval			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 2.7 acres b. Total acreage to be physically disturbed? _____ 0.011 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.2 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The proposed action involves the installation of a solar photovoltaic system, which will generate clean electricity. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Potable water is not required for the installation or operation of the proposed action.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Wastewater treatment is not required for the installation or operation of the proposed action.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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? b. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ As part of project diligence, Ecology has conducted a wetlands delineation to ensure we don't encroach into any existing wetlands.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/Name: <u>DocuSigned by: John A. Bertuzzi, Ecogy New York VI LLC</u> Date: <u>1/19/2021</u></p> <p>Signature: <u></u> Title: <u>CEO</u></p> <p><small>59B6A7A3E78D427...</small></p>		

EAF Mapper Summary Report

Thursday, January 14, 2021 7:02 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

**3666 Old Yorktown
Road Fence Request**

TOWN OF YORKTOWN PLANNING DEPARTMENT

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Planning Board
From: Planning Department
Date: July 8, 2021
Subject: 3666 Old Yorktown Road
Request for Fence
SBL: 16.11-1-60

The Building Department received a permit application to install a fence along the front property line at 3666 Old Yorktown Road. The subject lot is located in two zones C-2 and R1-20, with the lot frontage in the C-2 zone. Usually the installation of fences on commercial properties are approved during the site plan approval process however this property is a pre-existing non-conforming residence.

The property owner is requesting a 6 ft high dark colored vinyl fence along the frontage of the property with an iron gate that would be approximately 8 ft high. There is a 4½ ft height restriction on fences in the front yard on residential properties. There is no height restriction on fences on commercial properties. The Building Department is therefore requesting guidance on how to proceed.



ROUTE 6

MAIN STREET

BARGER STREET

YORKTOWN ROAD

ROUTE 132

TACONIC

C-2

R1-20

DWOOD

EDGEHILL

Robyn Steinberg

From: Carmella Pervizi <nyicontract@gmail.com>
Sent: Wednesday, July 07, 2021 10:54 AM
To: Robyn Steinberg
Subject: Fencing 3666 Old Yorktown Rd shrub Oak
Attachments: fence variance.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hi, Ms Stienberg:

It was a pleasure meeting you .As per our meeting yesterday, I am following up with a letter for approval of putting a dark colored pvc privacy fence and metal iron gates at the entrance. I will be fowarding you pictures of similar design styles.

Thank You,
Carmella Pervizi





JULY 5, 2021

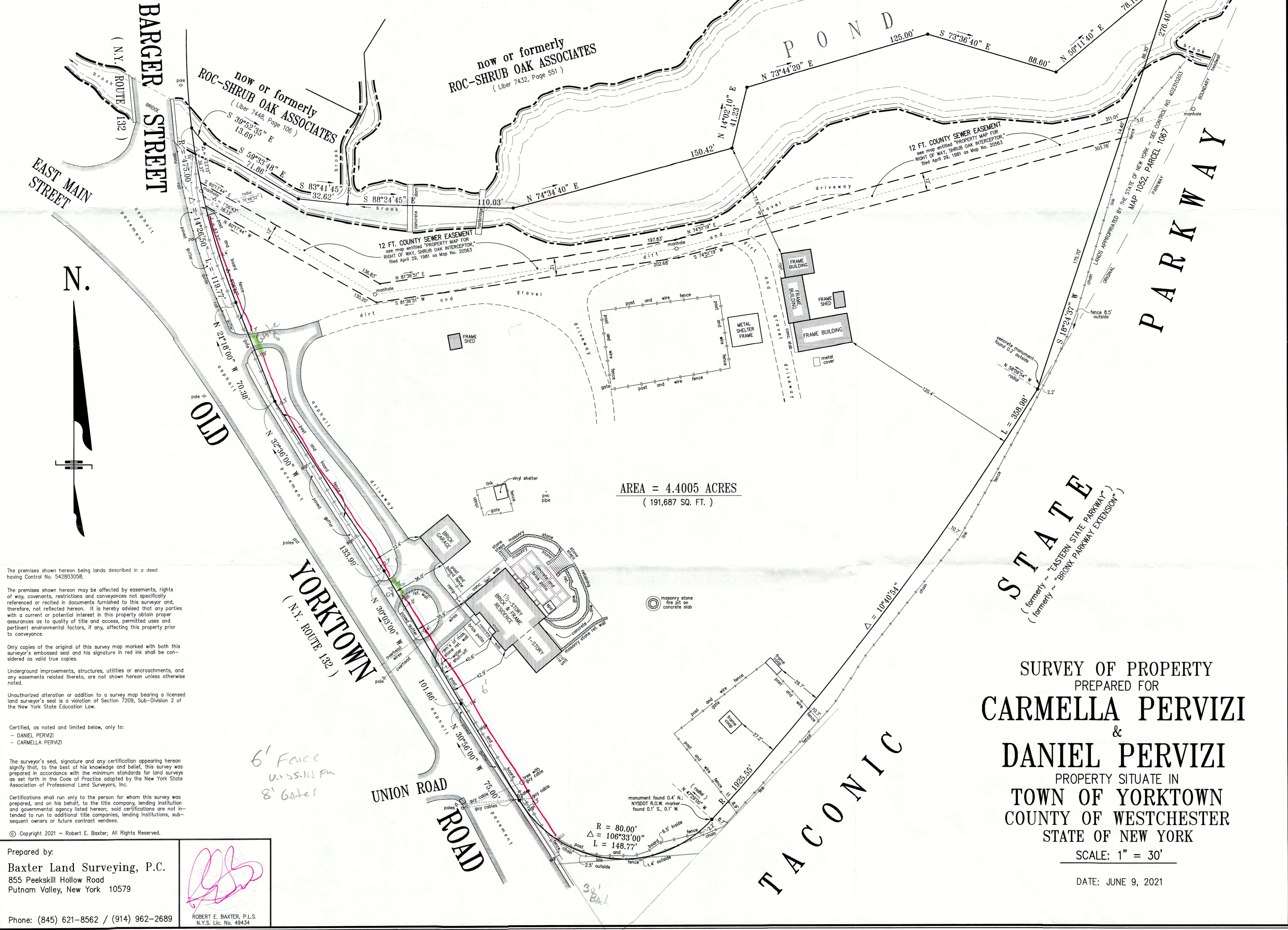
To Building Dept and Town Board:

I Carmella Pervizi am requesting an approval for a variance to install a six foot privacy fence for the front of my property at 3666 Old Yorktown Road . Due to the following conditions of the area there are many reasons why I am requesting this variance for my property. Since I owned this property there have been numerous car accidents in front of my property and near Barger street. The speeding and traffic on this main road 132 has caused many vehicle accidents and the hit and run of one of my cats, also knocking and breaking into a pole and my fence. My home is close to the road and is dangerous. The cars don't even give me a chance to get into my own driveway as they are always on my tail beeping and speeding. At times I have guest with children and I am worried if I car speeds by my house loses control and can hit someone. I also have elderly and disabled people living at my home which puts them at risk too. There are no stop signs or traffic lights on this side of the Taconic and this is causing a hazard and liability . In fact I would like to request the town to put a stop sign or traffic light on this side to help prevent the flow of traffic and constant speeders. Besides all these safety issues people are constantly throwing things and debri , hyperdermic needles over my fence in my yard. They have also entered my property numerous times to backup, turn around or come fish on my property as a fish app was sending them to this location. People tend to think this is a park or fishing hole not a private property. This request is for safety issues. So I think this is a reasonable request that should be granted so I can maintain , protect, keep my family and guests safe and keep my property private from intruders. My phone number is 347 821-6385 if you wish to speak to me or have any further questions.

Thank You,

Carmella Pervizi

Alteration of this map by anyone other than the surveyor whose signature and embossed seal appears hereon, including any erasures, notations, additions or changes for building department or "survey inspection/affidavit" purposes, is an unauthorized and unintended use of this surveyor's work. The use of any such altered map, particularly for purposes of obtaining building permits, variances, certificates of occupancy, or for any use related to purchasing property and obtaining title insurance, is at the user's own risk and is not covered under any certification appearing hereon.



AREA = 4.4005 ACRES
(191,687 SQ. FT.)

The premises shown hereon being lands described in a deed having Control No. 542803058.

The premises shown hereon may be affected by easements, rights of way, covenants, restrictions and conveyances not specifically referenced or recited in documents furnished to this surveyor and, therefore, not reflected hereon. It is hereby advised that any parties with a current or potential interest in this property obtain proper assurances as to quality of title and access, permitted uses and pertinent environmental factors, if any, affecting this property prior to conveyance.

Only copies of the original of this survey map marked with both this surveyor's embossed seal and his signature in red ink shall be considered as valid true copies.

Underground improvements, structures, utilities or encroachments, and any easements related thereto, are not shown hereon unless otherwise noted.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Sub-Division 2 of the New York State Education Law.

Certified, as noted and limited below, only to:
- DANIEL PERVIZI
- CARMELLA PERVIZI

The surveyor's seal, signature and any certification appearing hereon signify that, to the best of his knowledge and belief, this survey was prepared in accordance with the minimum standards for land surveys as set forth in the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.

Certifications shall run only to the person for whom this survey was prepared, and on his behalf, to the title company, lending institution and governmental agency listed hereon; said certifications are not intended to run to additional title companies, lending institutions, subsequent owners or future contract vendees.

Prepared by:
Baxter Land Surveying, P.C.
855 Peekskill Hollow Road
Putnam Valley, New York 10579

ROBERT E. BAXTER, P.L.S.
N.Y.S. Lic. No. 49434

SURVEY OF PROPERTY
PREPARED FOR
CARMELLA PERVIZI
&
DANIEL PERVIZI
PROPERTY SITUATE IN
TOWN OF YORKTOWN
COUNTY OF WESTCHESTER
STATE OF NEW YORK
SCALE: 1" = 30'
DATE: JUNE 9, 2021

Yorktown Rehab & Nursing Center Solar

Nancy Calicchia

From: tom500sf@aol.com
Sent: Monday, July 12, 2021 7:42 AM
To: Nancy Calicchia
Cc: Matthew Slater; Jenna Belcastro; Dan Ciarcia; Louise Kobiliak; Kim Hughes; Diana Quast; Maura Weissleder; John Tegeder; Robyn Steinberg; Lawrence Klein; Keith Schepart
Subject: Yorktown Rehabilitation and Nursing Center.

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.

Chairman Fon and members of the Planning Board

The TCAC received and reviewed the Tree Inventory and Evaluation Results in connection with Yorktown Rehabilitation and Nursing Center and have the following comments.

1. One of the stated goals of the study is that a list of tree species suitable and recommended for mitigation plantings will be compiled. No such list was submitted.
2. The proposal indicates 120 trees will be removed and an inventory was provided. However, only 55 trees located in Area A and Area B are identified on the aerial map on page 5. We need all 120 trees identified.

In conclusion, we need additional information as indicated above before we can complete our review of the project and provide our comments.

Lawrence W.Klein, PE, Member
Tom Schmitt, Member
Keith Schepart ISA, Member

RECEIVED
PLANNING DEPARTMENT

JUL 12 2021

TOWN OF YORKTOWN



Permitting Application by Ecogy New York XII LLC for Construction of a Ground Mounted Solar Energy System at 2300 Catherine Street

Solar Energy System Details

Location: 2300 Catherine St, Cortlandt Manor NY 10567 (RSP-3 Zone)

Type of System: Ground-Mounted system located in the greenfield to the east of the existing main building.

Size: 283.8 kW DC / 259.8 kW AC

The proposed solar system is a Community Solar Project interconnected with Con Edison's distribution grid.

Contact Information

System Owner and Applicant:

Ecogy New York XII LLC

c/o Ecogy Energy

Attn: John Bertuzzi and Julia Magliozzo

315 Flatbush Ave #393, Brooklyn, NY 11217

Email: projectmanagement@ecogysolar.com

Phone: (718) 304-0945

Property Owner:

YRNC Realty LLC

Attn: Jay Walden

20 Wood Court

Tarrytown, NY

Permitting Application by Ecogy New York XII LLC for Construction of a Ground Mounted Solar Energy System at 2300 Catherine Street

Executive Summary and Contents

Ecogy respectfully submits this permitting application to the Yorktown Planning Board for review of the proposed ground-mounted solar project at 2300 Catherine Street for issuance of a special use permit and site plan approval by the Planning Board. This application contains:

- (1) Project Narrative
- (2) Legal consent among all parties
- (3) A Site Plan showing the proposed location of the solar canopies and associated equipment as required for interconnection with Con Edison.
- (4) A Survey and other documentation required by the Planning Board showing the layout of the solar energy system signed by a professional engineer
- (5) Equipment specification sheets
- (6) A statement detailing the loss of trees and other vegetation to be removed and the quantity of carbon sequestered by said trees and vegetation
- (7) A completed Short Environmental Assessment Form
- (8) O&M Plan
- (9) Decommissioning Plan
- (10) An application fee of \$625.00

Ecogy Energy YRNC Ground Mount Solar Project Narrative

The proposed Ecogy Energy YRNC Ground Mount Solar Project is a 259.8 kW AC solar ground mounted system. The ground mounted system will be installed within the green field to the east of the existing building. The project will be developed by Ecogy Energy for YRNC Realty LLC as a community solar project, which will allow businesses and residents of Yorktown to subscribe to the solar generation and receive discounted solar electricity credits on their Con Edison utility bills. Please be advised that Ecogy has submitted a separate application for a Canopy Solar and Battery Storage energy system at the same property.

In addition to the monetary benefits brought by the solar project, Ecogy believes the proposed solar system is an excellent example of favorable land use for solar development. The solar system will be located behind the existing building, therefore maintaining the aesthetics of the surrounding area.

Of course, the benefits of this solar project also extend to the environment and in meeting New Yorks' Reforming the Energy Vision 2030 Renewable Energy Goals. The proposed system will generate approximately 324.9 MWh of clean, renewable energy every year, which represents significant environmental benefits.

Ecogy contracted an arborist who has identified and evaluated 65 trees to be removed. The results are provided in the attached tree inventory as Trees #56-120. Ecogy's contracted arborist additionally included carbon sequestration values for such trees to be removed, which can also be found in the attached report.

Ecogy plans to perform a geotech analysis of the subsurface conditions to ensure proper engineering of the ground mount foundations. We have completed a property survey to ensure compliance with lot size and setback requirements. Our system should not exceed the height and setbacks limitations dictated by the code. Ecogy will comply with all other requirements as outlined in the Yorktown Solar Code as shown on the site plan, equipment specification sheets, operation and maintenance plan, and decommissioning plan provided with this application.

Ecogy thanks you for your consideration of the proposed YRNC Ground Mount Solar Project and hopes to receive all Town approvals as required by the Yorktown Solar Code to be permitted to construct the ground mounted solar energy project at 2300 Catherine Street.

Ecogy YRNC Ground Mount Solar Project Operation and Maintenance Plan

Ecogy Energy will partner with a dedicated Operations and Maintenance provider (“Contractor”) for the below services throughout the life of the ground mounted solar system. Ecogy can submit information about the Operations and Maintenance Contractor to the Town for the record once a contract has been signed with a provider.

Description of System Services that Contractor will provide on a MONTHLY basis:

- I. Performance Monitoring:
 - A. Contractor shall monitor System production beginning on Commencement Date continuously throughout the Term and shall provide a System performance report on a monthly basis, detailing the following:
 1. Actual vs. expected performance of the System for the prior period expressed in kWh
 2. Any shortfall in System production resulting in less than 85% of expected performance

Description of System Services that Contractor will provide on a SEMI-ANNUAL basis:

- I. Site and System Inspection:
 - A. Contractor shall perform Site and System inspection on or around a mutually agreed upon date no later than six months after Commencement Date and then on a semi-annual basis thereafter. Results of inspection will be provided to Customer within five business days of inspection and shall include:
 1. Array Inspection
 - a) Inspect PV modules for damage, discoloration or delamination
 - b) Inspect mounting system for damage or corrosion
 2. Site Conditions
 - a) Inspect drainage conditions
 - b) Inspect system site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
 - c) Inspect System for fire hazards
 - d) Inspect safety conditions and proper signage
 3. Maintenance Reporting
 - a) Record results of all inspections
 - b) Take photographs of any damage or defects identified
 - c) Inform Customer and warranty providers of all deficiencies identified
 - d) Provide Customer with recommendations for corrective actions
 - e) Take photographs of the System and Site, dated within 30 days of end of semi-annual period

Description of System Services that Contractor will provide on an ANNUAL basis:

- I. Performance Monitoring:
 - A. Contractor will provide, on or around the first anniversary of the Contract and annually thereafter, an annual operations and maintenance report, such report to include:

1. Actual vs. expected production of solar energy by System for the previous year and on a cumulative basis to date, expressed in kWh
 2. System Availability percentage
 3. Performance Index Measure
 4. Operation and Maintenance Records
 5. Safety, Accidents and Environmental Reporting
 6. Proposal of Recommended Actions
 7. Photographs of the System and Premises, dated within 30 days of anniversary period.
- B. Preventative Maintenance, Inspections & Testing:
1. Array
 - a) Inspect PV modules for damage, discoloration or delamination
 - b) Inspect mounting system for damage or corrosion
 2. Inverter
 - a) Torque checks on critical electrical terminations
 - b) Clean all filters and fans
 - c) Inspect inverter pad and container
 3. Electrical Balance of System (BOS)
 - a) Inspect ground braids, electrodes and conductors for damage
 - b) Perform thermo-graphic analysis of combiner boxes, inverters, transformers, and conductor connections to buses, breakers or disconnects
 4. Premises Conditions
 - a) Inspect drainage conditions
 - b) Inspect site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
 - c) Inspect System for fire hazards
 - d) Inspect safety conditions and proper signage
 5. Maintenance Reporting
 - a) Record results of all inspections
 - b) Take photographs of any damage or defects identified
 - c) Inform Customer and warranty providers of all deficiencies identified
 - d) Provide Customer with recommendations for corrective actions

Description of System Services that Contractor will provide on an AS-NEEDED basis at an additional cost:

- I. Corrective Maintenance, including:
 - A. Module cleaning, to include surface washing of all modules with pressure washing settings not to exceed 1,500 PSI. Contractor will provide before and after photographs of System.
 - B. On-site troubleshooting & diagnostics of all system components (service included at no additional cost for systems under Contractor Warranty)
 - C. Inverter and Data Acquisition System resets: (service included at no additional cost for systems under Contractor Warranty):
 1. Remote resets (if capability enabled and connection available)

2. On-site resets

- D. Processing of warranty claims on behalf of Customer and verification of replaced equipment (service included at no additional cost for systems under Contractor Warranty)
- E. Management of repair and replacement for equipment out of warranty (service included at no additional cost for systems under Contractor Warranty).
- F. Ongoing warranty support and representation of Customer's interest with System equipment manufacturers (service included at no additional cost for systems under Contractor Warranty).
- G. All repair and replacement services beyond the installation and workmanship warranty as outlined in Section 3.1.
- H. Repair and replacement of equipment covered by the Manufacturer's warranties as listed in Attachment D.

If the system is performing at or above 100% of the expected system production for the prior six month period, Contractor may elect to forgo the scheduled semi-annual site inspection, maintenance and testing.

Ecogy YRNC Ground Mount Solar Project Decommissioning Plan

1. Executive Summary:

As stated in the Yorktown Solar Code, a decommissioning plan for the solar energy system shall be submitted by the applicant. Below is a full report of Ecogy's decommissioning plan for the YRNC Ground Mount Solar Project, including costs and timeline.

This report includes an analysis of the estimated decommissioning costs broken down by system components, as well as a description of the associated time required to perform the decommissioning tasks. In addition, we describe each component's salvage value, the time required to decommission and remove the solar energy system and any ancillary structures, and the time required to repair any damage caused to the property on which the solar energy system is located by the removal of the system. Future costs projected in the model escalate 2% annually due to estimated inflation over the next 25 years.

2. Methodology

Throughout this report, assumptions are based on current market values, assessments of labor costs, and our professional development experience. Table 1 below shows the proposed ground mounted solar system's technical specifications as submitted with this application.

2.1 Proposed PV System Details

Table 1. YRNC Ground Mount Solar Project Technical Details

Proposed Solar System Technical Details	
AC System Size	259.8 kW AC
Racking Type	Ground Mounted

2.2 Solar PV Decommissioning Tasks and Costs

Through Ecogy's 10 years of experience and additional research, we have created a list of solar system equipment and its associated decommissioning tasks and timelines. This list forms the basis of Ecogy's decommissioning plan and outlines the steps Ecogy would take to remove the solar canopies from the property. The equipment and steps are as follows:

1. Modules: The modules' frame and surface would be mechanically separated. The glass and aluminum frames would be sold as recycled material.
2. Inverters: Inverters would be properly disposed of at an electronic waste facility.
3. Racking: Racking would be consolidated and sold as recycled scrap steel.
4. Wiring: All wiring would be disconnected and sold as recycled insulated cable.
5. Foundations: Foundations would be broken up on site and either removed or recycled as ABC material. Remediation on site would be limited to re-paving portions of the parking lot disrupted by the foundations since no vegetation currently exists on those portions of the lot.
6. Power Poles: Grid connection wiring and utility owned transformer would be removed or kept

depending on preference of the landowner.

To estimate the associated costs for major tasks needed to decommission a PV system, Ecogy used the NYSERDA “*Decommissioning Solar Panel Systems; Information for local governments and landowners on the decommissioning of large-scale solar panel systems - 2016*”, which provides estimates of potential decommissioning costs for a ground-mounted 2,000 kW solar panel system. The costs were scaled to reflect the smaller size of our proposed 259.8 kW AC system. It is estimated that many components could be salvaged to offset the labor cost.

Ecogy analyzed the decommissioning costs and salvage values with a 2% escalator over the lifetime of the solar system of 25 years. Ecogy has determined decommissioning costs to be approximately **\$14,654.03** but a **\$9,843.64** salvage value would offset this cost. Lastly, decommissioning would take approximately **10 weeks**.

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date 6/25/21

1. Tax Map Designation (Section, Block, Lot) 35.12-1-3

2. Property Address 2300 Catherine St, Cortlandt Manor, NY 10567

3. Zone: RSP-3 Total Acreage: 12.8

4. Indicate requested special use permit:

- §300-21(8)(a)[1] Outdoor service in commercial districts.
- §300-40 Bus passenger shelters.
- §300-54 Religious institutions, social, cultural, charitable and recreational nonprofit uses.
- §300-55 Parochial, private elementary and high schools, colleges and seminaries.
- §300-69 Valet parking at banquet halls.
- §300-71 New and/or used car automobile sales.
- §300-73.1(A)(2) Permanent seasonal outdoor sales in commercial districts.
- §300-75 Warehouse or storage in retail shopping centers.
- §300-78 Cemeteries.
- §300-79 Self-storage centers.
- §300-80 Sidewalk cafes. (outdoor dining for more than 12 seats)
- §300-81.1 Helistops.
- §300-81.2 Accessory recycling facilities.
- §300-81.4 Large-Scale Solar Power Generation Systems and Facilities
- §300-81.5 Tier 2 Battery Energy Storage Systems
- §300-238.1 Multifamily dwelling units in the Country Commercial Zone.

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

Installation of a 261kW DC Ground-Mounted solar energy system, located within the greenfield behind the existing building at 2300 Catherine Street.

6. Applicant

Name John A. Bertuzzi

Firm Ecogy New York XII LLC

Address 315 Flatbush Ave #393, Brooklyn, NY 11217

Phone 718-304-0945

Email projectmanagement@ecogysolar.com

7. Owner of Record

Name Jay Walden

Firm YRNC Realty LLC

Address 20 Wood Court, Tarrytown NY 10591

Phone 917-597-7639

Email jay@phcare.com

In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

DocuSigned by: **Applicant**

Jack Bertuzzi
59B6A7A3E78D427

SIGNATURE

Jack Bertuzzi

PRINT NAME

6/24/2021

DATE

Owner of Record

Jay Walden

SIGNATURE

Jay Walden

PRINT NAME

6/29/2021

DATE

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

F:\Office\WordPerfect\Application Forms\APP-SpecialPermit.wpd
This form last updated: September 2020

TOWN OF YORKTOWN PLANNING BOARD

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

GENERAL PROJECT INFORMATION

Project Name: _____

Section, Block, Lot: _____ Zone: _____

Existing Site Use: Residential Commercial Agriculture

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: _____

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

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

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

Total System Capacity Rating: _____ MW Power Rating _____ kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name _____

Business Name _____

Address _____

Phone _____

Email _____

Contractor/Installation Company

Contact Name _____

Business Name _____

Address _____

Phone _____

Email _____

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

Name _____

Firm _____

Address _____

Phone _____

Email _____

SUBMITTAL REQUIREMENTS

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

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

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

APPLICATION FOR SITE PLAN APPROVAL

Date 6/25/21

1. Name of Project: YRNC Ground Mount Solar Energy System

2. Tax Map Designation (Section, Block, Lot) 35.12-1-3

3. Zone: RSP-3 Total Acreage: 12.8

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

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

Installation of a 261kW DC Ground-Mounted solar energy system, located within the greenfield behind the existing building at 2300 Catherine Street.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name John A. Bertuzzi

Firm Ecogy New York XII LLC

Address 315 Flatbush Ave #393, Brooklyn, NY 11217

Phone 718-304-0945

Fax _____

Email projectmanagement@ecogysolar.com

8. Owner of Record

Name Jay Walden

Firm YRNC Realty LLC

Address 20 Wood Court, Tarrytown NY 10591

Phone 917-597-7639

Fax _____

Email jay@phcare.com

9. Attorney

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

11. Surveyor

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

12. Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

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

18. Is this project within 500 feet of:

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

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

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

- Wetland Permit
 Stormwater Permit
 Tree Permit
 Planning Board special permit: Large-Scale Ground-Mounted Solar Energy System
 Town Board variance or approval: _____
 Zoning Board of Appeals variance or special permit: n/a

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

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: _____

22. This parcel is in the following districts:


School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated #1</u>
Fire District	<u>Mohegan FD</u>	Sewer District	<u>Peekskill</u>

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

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

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

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

<p>-----</p> <p>Applicant</p> <p>Jack Bertuzzi</p> <hr/> <p>NAME (PLEASE PRINT)</p> <p><small>DocuSigned by:</small></p> <p><u>Jack Bertuzzi</u></p> <hr/> <p>SIGNATURE</p> <p>6/24/2021</p> <hr/> <p>DATE</p>	<p>Owner of Record</p>  <hr/> <p>NAME (PLEASE PRINT)</p> <p><u>Jay Walden</u></p> <hr/> <p>SIGNATURE</p> <p><u>6/29/2021</u></p> <hr/> <p>DATE</p>
---	---

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

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

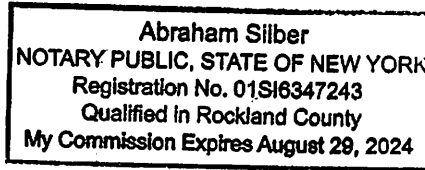
AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this 29 date of June, 20 24

[Signature]
Notary Public



AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, being duly sworn, deposes and says that he resides at _____ in the County of _____ and State of _____. That he is the _____ of _____ the corporation which is owner in fee of the property described in the foregoing application for _____ and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this _____ date of _____, 20 ____

Notary Public

Short Environmental Assessment Form

Part 1 - Project Information

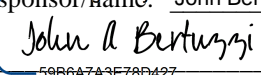
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

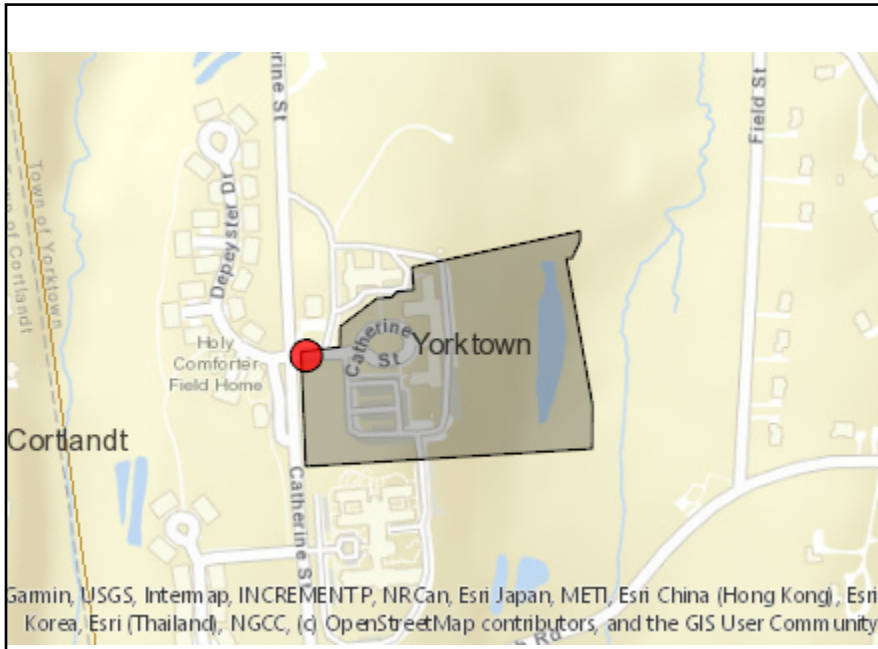
Part 1 – Project and Sponsor Information			
Name of Action or Project: Ecogy Yorktown Nursing Ground Mount Solar Energy System			
Project Location (describe, and attach a location map): 2300 Catherine Street, Yorktown, NY 10567			
Brief Description of Proposed Action: Ecogy Solar LLC as the Contractor for its Customer, Ecogy New York XII LLC, proposes to install a 259.2 kW AC, ground-mounted solar PV system in the grass lawn to the east of the main building .Ecogy New York XII LLC is the Host Customer and Owner of said solar PV system. The project includes the installation of modules, electrical equipment, a new utility meter, and interconnection of the system to the Con Edison electric grid. Ecogy New York XII LLC has entered into a site lease for the relevant areas of the property as required for installation with the property owner.			
Name of Applicant or Sponsor: Ecogy New York XII LLC		Telephone: (718) 3034-0945 E-Mail: projectmanagement@ecogyenergy.com	
Address: 315 Flatbush Ave #393			
City/PO: Brooklyn		State: NY	Zip Code: 11217
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Yorktown Planning Board, Zoning Board, and Building Dept approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 12.8 acres b. Total acreage to be physically disturbed? _____ 0.069 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.38 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Long Term Care <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The proposed solar project will generate clean electricity once the system is operational. _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Potable water is not required for the installation or operation of this project.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Wastewater treatment is not required for the installation or operation of this project.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. 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? b. 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ As part of project diligence, Ecogy has conducted a wetlands delineation to ensure we do not encroach into any existing wetlands.	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>John Bertuzzi</u> Date: <u>3/3/2021</u>		
Signature: <u></u> Title: <u>CEO</u>		

EAF Mapper Summary Report

Monday, March 1, 2021 1:52 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



610393217LAG002W

Westchester County Recording & Endorsement Page

Submitter Information

Name: Ecogy Energy Phone: 7183040945
 Address 1: 315 Flatbush Ave #393 Fax:
 Address 2: Email: projectmanagement@ecogyenergy.com
 City/State/Zip: Brooklyn NY 11217 Reference for Submitter: Ecogy YRNC Ground Solar Lease and A

Document Details

Control Number: **610393217** Document Type: **Lease Agreement (LAG)**
 Package ID: 2021020800192001002 Document Page Count: **7** Total Page Count: **8**

Parties

Additional Parties on Continuation page

1st PARTY 2nd PARTY
 1: YRNC REALTY LLC - Other 1: ECOGY NEW YORK XII LLC - Other
 2: 2:

Property

Additional Properties on Continuation page

Street Address: 2300 CATHERINE ST. Tax Designation: 35.12 -1 -3
 City/Town: YORKTOWN Village:

Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$40.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$0.00
 TP-584 Filing Fee: \$5.00
 RPL 291 Notice Fee: \$0.00
 Total Recording Fees Paid: **\$85.00**

Mortgage Taxes

Document Date:
 Mortgage Amount:
 Basic: \$0.00
 Westchester: \$0.00
 Additional: \$0.00
 MTA: \$0.00
 Special: \$0.00
 Yonkers: \$0.00
 Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$0.00
 Transfer Tax: \$0.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 28070

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 04/21/2021 at 09:22 AM
 Control Number: **610393217**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Ecogy Energy LLC
 315 Flatbush Ave #393

Brooklyn, NY 11217
 Attn: Julia Magliozzo

<p>RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:</p> <p>Anthony J. Lebe RECL Group 39 Quail Court Suite #306 Walnut Creek, CA 94596</p>	<p style="text-align: center;">EXHIBIT REVIEWED</p>
---	---

Space above this line for Recorder's Use

MEMORANDUM OF OPTION AND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION AND LEASE AGREEMENT (“**Memorandum**”), dated as of ~~January 28, 2021~~, is entered into by and between YRNC REALTY, LLC (“**Lessor**”), and Ecology New York XII LLC, a Delaware limited liability company (“**Lessee**”). All capitalized terms used but not otherwise defined shall have the meanings ascribed to them in the Option and Lease Agreement (defined below).

WITNESSETH:

That for value received, Lessor and Lessee do hereby covenant, promise and agree as follows:

LESSOR: YRNC Realty, LLC, a New York Limited Liability Company, whose address on file with the Secretary or Department of Corporations, as applicable is 20 Wood Court, Tarrytown NY 10591.

LESSEE: Ecology New York XII LLC, a Delaware Limited Liability Company, whose address on file with the Secretary or Department of Corporations, as applicable is 9 Binney Lane Old Greenwich CT 06870.

DESCRIPTION OF PREMISES:

The Premises consists of that certain area of approximately Sixty Thousand (60,000) square feet located on the Property and identified as the Ground Mount Area at 2300 Catherine St. Yorktown NY 10567. The Property is more particularly described in Exhibit I attached to and incorporated into this Memorandum.

For Lessor’s title to the Property, reference is herein made to Deed dated and recorded at the Westchester County Registry of Deeds under Control # 561183111 and designated as Section 35.12, Block 1, Lot 3 and also known as 2300 Catherine St. Yorktown NY 10567.

OPTION COMMENCEMENT DATE:

The Effective Date of the Option and Lease Agreement.

LEASE COMMENCEMENT DATE:

EXHIBIT REVIEWED

The date Lessee exercises the Option:

TERM OF OPTION:

Five hundred forty (540) days.

TERM OF LEASE:

25 years from the Commercial Operation Date of the System.

Three (3) five (5) year extension term options.

NO FIXTURE:

The System, as defined in the Agreement, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of the day and year first written.

LESSOR:

YRNC REALTY, LLC,
a New York limited liability company

By: 

Name: Yehudah Walden

Title: President

LESSEE:

Ecogy New York XII LLC,
a Delaware limited liability company

By: _____

Name: John Bertuzzi

Title: _____

L

The date Lessee exercises the Option.

TERM OF OPTION:

Five hundred forty (540) days.

TERM OF LEASE:

25 years from the Commercial Operation Date of the System.

Three (3) five (5) year extension term options.

NO FIXTURE:

The System, as defined in the Agreement, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of the day and year first written.

LESSOR:

YRNC REALTY, LLC,
a New York limited liability company

By:


Name:

Title:

LESSEE:

Ecogy New York XII LLC,
a Delaware limited liability company

By:



Name: John Bertuzzi

Title: MEMBER

✓

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of New York
County of Rockland

On December 15, 2020, before me, Abraham Silber
(insert name of notary)

Notary Public, personally appeared
Yehudah Walden

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

Abraham Silber
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SI6347243
Qualified in Rockland County
My Commission Expires August 29, 2024

✓

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CT
County of FAIRFIELD

On 1/28/21, before me, BENJAMIN MCEACHIN
(insert name of notary)

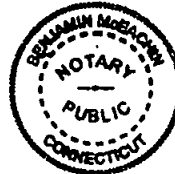
Notary Public, personally appeared JOHN BERTUZZI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CT that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]



BENJAMIN MCEACHIN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
May 31, 2025
(Seal)

✓

Exhibit 1 to Memorandum

Description of Property

That real property commonly known as: Section 35.12, Block 1, Lot 3, Westchester County and also known as 2300 Catherine St. Yorktown, NY 10567. and more fully described in the Legal Description set forth below:

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of property situate, lying and being located in the Town of Yorktown, County of Westchester, State of New York and more particularly bounded and described as follows:

BEING A PORTION OF Lot 3.1 shown on map entitled "Minor Subdivision Map prepared for the Field Home Inc. located in the Town of Yorktown, Westchester County, N.Y." prepared by J. Henry Carpenter & Co. on November 4, 1983, filed in the Office of the Clerk of Westchester County, New York on September 28, 1984 as Filed Map No. 21730, said parcel being more particularly described as follows:

BEGINNING at a point on the westerly side of Lot 3.1 where it intersects with the easterly side of Catherine Street which point being distance 1716.73 feet as measured along said easterly side of Catherine Street from the southerly side of Lands of the City of New York-R.O.W. for the Catskill Aqueduct to the POINT OF BEGINNING.

THENCE from said point of beginning along the division line between Lots 3 and 3.1 the following courses and distances:

1 N.82° 41'16" E., a distance of 129.21 feet;

2 N.00°51'31" E., a distance of 68.48 feet;

3 N.52°04'00"E., a distance of 152.68 feet;

4 N.85°03'30"E., a distance of 50.00 feet;

5 N.40.0 03'30"E., a distance of 25.29 feet;

6 N.85°03'30"E., a distance of 56.77 feet;

7 N.04°55'30"W., a distance of 76.72 feet;

8 N. 77°20'13"E., a distance of 573.14 feet to a point on the division line between Lots 3.3, 3.1 and 3;

THENCE along the division line between Lots 3.3 and 3.1, S.00°09'40"W., a distance of 33.52 feet to a point on the division line between Lot 3.1 and 4 (Subdivision known as "Foxden Estates, West Section, Sheet 2 of 2");

THENCE along said said division line and a stone wall generally along line the following courses and distances:

1 S.23°09'20"W., a distance of 64.37 feet;

2 N.87°41'00"W., a distance of 19.89 feet;

3 S. 11°37'50"E., a distance of 230.12 feet;

4 S.09°48'00"E., a distance of 264.77 feet;

5 S00°10'30"E. a distance of 144.32 feet to a point on the division line between Lots 3.1 and 3.2

THENCE along said division line, S.85°57'20"W., a distance of 955.51 feet to a point on the easterly side of

Catherine Street;

THENCE along said easterly side of Catherine Street, N.02°45'31"W., a distance of 380.96 feet to the division line between lots 3 and 3.1, the point and place of BEGINNING.

Containing 559,519 square feet or 12.8448 acres, more or less. (For Info Only)

Being and intended to be the same premises conveyed by Deed recorded in Control # 561163111.

Together with Utility Easement Agreement dated January 24, 2006 made by and between Glassbury Court at Hunterbrook, LLC and Catherine Field Home and recorded August 9, 2006 as Control #462200034.

Together with and subject to the following Easements and Right of Way created in Declaration dated March 29, 2018 made by Field Home-Holy Comforter and Catherine Field Home, declarants recorded on April 5, 2018 in the Office of the Westchester County Clerk at Control Number 580823271;

- I: Roadway Access Easement
- II: Varying Width Water Line Easement
- III: Future 20-foot wide Water line Easement
- IV: 20-foot wide Sanitary Sewer Easement
- V: Gas and Electric Easement

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 35.12, Block 1, Lot 3, Westchester County, and also known as 2300 Catherine Street, Yorktown, NY 10567.

RIVERSIDE ABSTRACT, LLC
As Agent for
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A continued

Catherine Street;

THENCE along said easterly side of Catherine Street, N.02°45'31"W., a distance of 380.96 feet to the division line between lots 3 and 3.1, the point and place of BEGINNING.

Containing 559,519 square feet or 12.8448 acres, more or less. (For Info Only)

Being and intended to be the same premises conveyed by Deed recorded in Control # 561183111.

Together with Utility Easement Agreement dated January 24, 2006 made by and between Glassbury Court at Hunterbrook, LLC and Catherine Field Home and recorded August 9, 2006 as Control #462200034.

Together with and subject to the following Easements and Right of Way created in Declaration dated March 29, 2018 made by Field Home-Holy Comforter and Catherine Field Home, declarants recorded on April 5, 2018 in the Office of the Westchester County Clerk at Control Number 580823271:

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- IV: 20-foot wide Sanitary Sewer Easement
- V: Gas and Electric Easement

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 35.12, Block 1, Lot 3, Westchester County, and also known as 2300 Catherine Street, Yorktown, NY 10567.

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234
TEL: 718-252-4200 FAX: 718-252-4226

Commitment (NY)

RANY-30037

Three Phase Inverter with Synergy Technology

for the 208V Grid for North America

SE43.2KUS



Specifically designed to work with power optimizers

- / Easy two-person installation – each unit mounted separately, equipped with cables for simple connection between units
- / Balance of System and labor reduction compared to using multiple smaller string inverters
- / Independent operation of each unit enables higher uptime and easy serviceability
- / No wasted ground area: wall/rail mounted, or horizontally mounted under the modules (10° inclination)
- / Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- / Fixed voltage inverter for superior efficiency (97%) and longer strings
- / Integrated DC Safety Switch
- / Built-in RS485 Surge Protection, to better withstand lightning events
- / Built-in module-level monitoring with Ethernet or cellular GSM

Three Phase Inverter with Synergy Technology

for the 208V Grid for North America

SE43.2KUS

SE43.2KUS		
OUTPUT		
Rated AC Power Output	43200	VA
Maximum AC Power Output	43200	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE or 3 wire Delta	
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-N)	105-120-132.5	Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-L)	183-208-229	Vac
AC Frequency Min-Nom-Max ⁽¹⁾	59.3 - 60 - 60.5	Hz
Maximum Continuous Output Current (per Phase) @208V	120	A
GFDI Threshold	1	A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes	
INPUT		
Maximum DC Power (Module STC), Inverter / Unit	58200 / 19400	W
Transformer-less, Ungrounded	Yes	
Maximum Input Voltage DC to Gnd	300	Vdc
Maximum Input Voltage DC+ to DC-	600	Vdc
Nominal Input Voltage DC to Gnd	200	Vdc
Nominal Input Voltage DC+ to DC-	400	Vdc
Maximum Input Current	38 x 3	Adc
Maximum Input Short Circuit Current	135	Adc
Reverse-Polarity Protection	Yes	
Ground-Fault Isolation Detection	350kΩ Sensitivity per Unit	
CEC Weighted Efficiency	97	%
Nighttime Power Consumption	< 12	W
ADDITIONAL FEATURES		
Supported Communication Interfaces	RS485, Ethernet, Cellular GSM (optional)	
Rapid Shutdown	NEC2014 and NEC2017 compliant/certified, upon AC Grid Disconnect	
RS485 Surge Protection	Built-in	
DC SAFETY SWITCH		
DC Disconnect	1000V / 3 x 40A	
STANDARD COMPLIANCE		
Safety	UL1741, UL1741 SA, UL1699B, UL1998, CSA 2.22	
Grid Connection Standards	IEEE 1547, Rule 21, Rule 14 (HI)	
Emissions	FCC part15 class A	
INSTALLATION SPECIFICATIONS		
Number of units	3	
AC Output Conduit Size / Max AWG / Max PE AWG	2" / 4/0 / 4	
DC Output Conduit Size / Terminal Block AWG Range / Number of Strings ⁽²⁾	2 x 1.25" / 6-14 / 9 strings	
Dimensions (H x W x D)	Primary Unit: 37 x 12.5 x 10.5 / 940 x 315 x 260; Secondary Unit: 21 x 12.5 x 10.5 / 540 x 315 x 260	
Weight	Primary Unit: 105.8 / 48; Secondary Unit 99.2 / 45	
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽³⁾	
Cooling	Fan (user replaceable)	
Noise	< 60	
Protection Rating	NEMA 3R	
Mounting	Bracket provided	

(1) For other regional settings please contact SolarEdge support

(2) Single input option per unit (up to 3AWG) available

(3) For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>



Permitting Application by Ecogy New York X LLC for Construction of a Canopy Solar and Battery Storage Energy System at 2300 Catherine Street

System Details

Location: 2300 Catherine St, Cortlandt Manor NY 10567 (RSP-3 Zone)

Type of System: Canopy Solar energy system paired with a Battery Storage energy system

Solar Size: 697.9 kW DC / 466.6 kW AC

Battery Size: 548 kWh/250kW

The proposed solar plus storage system is a Community Solar Project interconnected with Con Edison's distribution grid.

Contact Information

System Owner and Applicant:

Ecogy New York X LLC

c/o Ecogy Energy

Attn: John Bertuzzi and Julia Magliozzo

315 Flatbush Ave #393, Brooklyn, NY 11217

Email: projectmanagement@ecogysolar.com

Phone: (718) 304-0945

Property Owner:

YRNC Realty LLC

Attn: Jay Walden

20 Wood Court

Tarrytown, NY

Permitting Application by Ecogy New York X LLC for Construction of a Canopy Solar and Battery Storage Energy System at 2300 Catherine Street

Executive Summary and Contents

Ecogy respectfully submits this permitting application to the Yorktown Planning Board for review of the proposed Canopy Solar and Battery Storage projects at 2300 Catherine Street for issuance of a special use permit and site plan approval by the Planning Board. **Please note that the Canopy Solar project and Battery Storage project are both owned and operated by Ecogy Energy New York X LLC.**

This application contains:

- (1) Project Narrative
- (2) Legal consent among all parties
- (3) A Site Plan showing the proposed location of the solar canopies and associated equipment as required for interconnection with Con Edison.
- (4) A Survey and other documentation required by the Planning Board showing the layout of the solar energy system signed by a professional engineer
- (5) Equipment specification sheets
- (6) A statement detailing the loss of trees and other vegetation to be removed and the quantity of carbon sequestered by said trees and vegetation
- (7) A completed Short Environmental Assessment Form
- (8) O&M Plan
- (9) Decommissioning Plan
- (10) An application fee of \$625.00

Ecogy Energy YRNC Canopy Solar and Battery Project Narrative

The proposed Ecogy Energy YRNC Canopy Solar Project is a 466.6 kW AC solar canopy system. The canopy structures will be installed over the existing parking lot at 2300 Catherine Street. The Tier 1 - 548kWh battery will be located adjacent to the western most canopy structure, as this will allow for charging of the battery by the solar. The projects will be developed by Ecogy Energy for YRNC Realty LLC as a community solar project, which will allow businesses and residents of Yorktown to subscribe to the solar generation and receive discounted solar electricity credits on their Con Edison utility bills.

In addition to the monetary benefits brought by the solar project, Ecogy believes the proposed solar plus storage system is an excellent example of favorable land use for solar development. Canopy structures installed over the existing parking lot will not alter the use of the parking lots and they provide the added amenity of covered parking. Battery storage systems also provide power reliability for the nearby residents.

Of course, the benefits of this solar project also extend to the environment and in meeting New York's Reforming the Energy Vision 2030 Renewable Energy Goals. The proposed solar system will generate approximately 826.3 MWh of clean, renewable energy every year, which represents significant environmental benefits.

Ecogy contracted an arborist who has identified and evaluated 56 trees to be removed. The results are provided in the attached tree inventory as Trees #1-55. Ecogy's contracted arborist additionally included carbon sequestration values for such trees to be removed, which can also be found in the attached report.

Ecogy plans to perform a geotech analysis of the subsurface conditions to ensure proper engineering of the foundations. We have completed a property survey to ensure compliance with lot size and setback requirements. Should our system exceed the height and setbacks limitations dictated by the code, Ecogy will plan to apply for the appropriate variances with the Town of Yorktown Zoning Board. Ecogy will comply with all other requirements as outlined in the Yorktown Solar Code as shown on the site plan, equipment specification sheets, operation and maintenance plan, and decommissioning plan provided with this application.

Ecogy thanks you for your consideration of the proposed YRNC Solar plus Battery Project and hopes to receive all Town approvals as required by the Yorktown Solar Code to be permitted to construct the canopy solar plus battery energy projects at 2300 Catherine Street.

Ecogy YRNC Solar Canopy Project Operation and Maintenance Plan

Ecogy Energy will partner with a dedicated Operations and Maintenance provider (“Contractor”) for the below services throughout the life of the solar canopies solar system. Ecogy can submit information about the Operations and Maintenance Contractor to the Town for the record once a contract has been signed with a provider.

Description of System Services that Contractor will provide on a MONTHLY basis:

- I. Performance Monitoring:
 - A. Contractor shall monitor System production beginning on Commencement Date continuously throughout the Term and shall provide a System performance report on a monthly basis, detailing the following:
 1. Actual vs. expected performance of the System for the prior period expressed in kWh
 2. Any shortfall in System production resulting in less than 85% of expected performance

Description of System Services that Contractor will provide on a SEMI-ANNUAL basis:

- I. Site and System Inspection:
 - A. Contractor shall perform Site and System inspection on or around a mutually agreed upon date no later than six months after Commencement Date and then on a semi-annual basis thereafter. Results of inspection will be provided to Customer within five business days of inspection and shall include:
 1. Array Inspection
 - a) Inspect PV modules for damage, discoloration or delamination
 - b) Inspect mounting system for damage or corrosion
 2. Site Conditions
 - a) Inspect drainage conditions
 - b) Inspect system site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
 - c) Inspect System for fire hazards
 - d) Inspect safety conditions and proper signage
 3. Maintenance Reporting
 - a) Record results of all inspections
 - b) Take photographs of any damage or defects identified
 - c) Inform Customer and warranty providers of all deficiencies identified
 - d) Provide Customer with recommendations for corrective actions
 - e) Take photographs of the System and Site, dated within 30 days of end of semi-annual period

Description of System Services that Contractor will provide on an ANNUAL basis:

- I. Performance Monitoring:

- A. Contractor will provide, on or around the first anniversary of the Contract and annually thereafter, an annual operations and maintenance report, such report to include:
 - 1. Actual vs. expected production of solar energy by System for the previous year and on a cumulative basis to date, expressed in kWh
 - 2. System Availability percentage
 - 3. Performance Index Measure
 - 4. Operation and Maintenance Records
 - 5. Safety, Accidents and Environmental Reporting
 - 6. Proposal of Recommended Actions
 - 7. Photographs of the System and Premises, dated within 30 days of anniversary period.
- B. Preventative Maintenance, Inspections & Testing:
 - 1. Array
 - a) Inspect PV modules for damage, discoloration or delamination
 - b) Inspect mounting system for damage or corrosion
 - 2. Inverter
 - a) Torque checks on critical electrical terminations
 - b) Clean all filters and fans
 - c) Inspect inverter pad and container
 - 3. Electrical Balance of System (BOS)
 - a) Inspect ground braids, electrodes and conductors for damage
 - b) Perform thermo-graphic analysis of combiner boxes, inverters, transformers, and conductor connections to buses, breakers or disconnects
 - 4. Premises Conditions
 - a) Inspect drainage conditions
 - b) Inspect site for array shading which may diminish efficiency of the System (i.e. vegetation, construction, etc.)
 - c) Inspect System for fire hazards
 - d) Inspect safety conditions and proper signage
 - 5. Maintenance Reporting
 - a) Record results of all inspections
 - b) Take photographs of any damage or defects identified
 - c) Inform Customer and warranty providers of all deficiencies identified
 - d) Provide Customer with recommendations for corrective actions

Description of System Services that Contractor will provide on an AS-NEEDED basis at an additional cost:

- I. Corrective Maintenance, including:
 - A. Module cleaning, to include surface washing of all modules with pressure washing settings not to exceed 1,500 PSI. Contractor will provide before and after photographs of System.
 - B. On-site troubleshooting & diagnostics of all system components (service included at no additional cost for systems under Contractor Warranty)

- C. Inverter and Data Acquisition System resets: (service included at no additional cost for systems under Contractor Warranty):
 - 1. Remote resets (if capability enabled and connection available)
 - 2. On-site resets
- D. Processing of warranty claims on behalf of Customer and verification of replaced equipment (service included at no additional cost for systems under Contractor Warranty)
- E. Management of repair and replacement for equipment out of warranty (service included at no additional cost for systems under Contractor Warranty).
- F. Ongoing warranty support and representation of Customer's interest with System equipment manufacturers (service included at no additional cost for systems under Contractor Warranty).
- G. All repair and replacement services beyond the installation and workmanship warranty as outlined in Section 3.1.
- H. Repair and replacement of equipment covered by the Manufacturer's warranties as listed in Attachment D.

If the system is performing at or above 100% of the expected system production for the prior six month period, Contractor may elect to forgo the scheduled semi-annual site inspection, maintenance and testing.

Ecogy YRNC Canopy Solar Project Decommissioning Plan

1. Executive Summary:

As stated in the Yorktown Solar Code, a decommissioning plan for the solar energy system shall be submitted by the applicant. Below is a full report of Ecogy's decommissioning plan for the YRNC Canopy Solar Project, including costs and timeline.

This report includes an analysis of the estimated decommissioning costs broken down by system components, as well as a description of the associated time required to perform the decommissioning tasks. In addition, we describe each component's salvage value, the time required to decommission and remove the solar energy system and any ancillary structures, and the time required to repair any damage caused to the property on which the solar energy system is located by the removal of the system. Future costs projected in the model escalate 2% annually due to estimated inflation over the next 25 years.

2. Methodology

Throughout this report, assumptions are based on current market values, assessments of labor costs, and our professional development experience. Table 1 below shows the proposed canopy solar system's technical specifications as submitted with this application.

2.1 Proposed PV System Details

Table 1. YRNC Canopy Solar Project Technical Details

Proposed Solar System Technical Details	
AC System Size	466.6 kW AC
Racking Type	Canopy Mounted

2.2 Solar PV Decommissioning Tasks and Costs

Through Ecogy's 10 years of experience and additional research, we have created a list of solar system equipment and its associated decommissioning tasks and timelines. This list forms the basis of Ecogy's decommissioning plan and outlines the steps Ecogy would take to remove the solar canopies from the property. The equipment and steps are as follows:

1. Modules: The modules' frame and surface would be mechanically separated. The glass and aluminum frames would be sold as recycled material.
2. Inverters: Inverters would be properly disposed of at an electronic waste facility.
3. Racking: Racking would be consolidated and sold as recycled scrap steel.
4. Wiring: All wiring would be disconnected and sold as recycled insulated cable.
5. Foundations: Foundations would be broken up on site and either removed or recycled as ABC

material. Remediation on site would be limited to re-paving portions of the parking lot disrupted by the foundations since no vegetation currently exists on those portions of the lot.

6. Power Poles: Grid connection wiring and utility owned transformer would be removed or kept depending on preference of the landowner.

To estimate the associated costs for major tasks needed to decommission a PV system, Ecogy used the NYSERDA “*Decommissioning Solar Panel Systems; Information for local governments and landowners on the decommissioning of large-scale solar panel systems - 2016*”, which provides estimates of potential decommissioning costs for a ground-mounted 2,000 kW solar panel system. The costs were scaled to reflect the smaller size of our proposed 466.6 kW AC system. It is estimated that many components could be salvaged to offset the labor cost.

Ecogy analyzed the decommissioning costs and salvage values with a 2% escalator over the lifetime of the solar system of 25 years. Ecogy has determined decommissioning costs to be approximately **\$26,318.60** but a **\$13,945.15** salvage value would offset this cost. Lastly, decommissioning would take approximately **10 weeks**. It is worth noting that the canopy structures are galvanized steel and have a lifetime of 50 years.

TOWN OF YORKTOWN PLANNING BOARD

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

SPECIAL USE PERMIT APPLICATION

If this application is not being made in conjunction with a request for site plan approval from the Planning Board, a site plan/plot plan and Short EAF must also be submitted with this application. The required fee is \$625.00 for new applications and \$312.00 for requests to renew an existing permit.

Date 6/25/21

1. Tax Map Designation (Section, Block, Lot) 35.12-1-3

2. Property Address 2300 Catherine St, Cortlandt Manor, 10567

3. Zone: RSP-3 Total Acreage: 12.8

4. Indicate requested special use permit:

- §300-21(8)(a)[1] Outdoor service in commercial districts.
- §300-40 Bus passenger shelters.
- §300-54 Religious institutions, social, cultural, charitable and recreational nonprofit uses.
- §300-55 Parochial, private elementary and high schools, colleges and seminaries.
- §300-69 Valet parking at banquet halls.
- §300-71 New and/or used car automobile sales.
- §300-73.1(A)(2) Permanent seasonal outdoor sales in commercial districts.
- §300-75 Warehouse or storage in retail shopping centers.
- §300-78 Cemeteries.
- §300-79 Self-storage centers.
- §300-80 Sidewalk cafes. (outdoor dining for more than 12 seats)
- §300-81.1 Helistops.
- §300-81.2 Accessory recycling facilities.
- §300-81.4 Large-Scale Solar Power Generation Systems and Facilities
- §300-81.5 Tier 2 Battery Energy Storage Systems
- §300-238.1 Multifamily dwelling units in the Country Commercial Zone.

5. Description of proposed use (if applying for outdoor dining, indicate proposed dining area square footage and number of seats):

Installation of a Ground-Mounted canopy solar energy system located within the existing parking lot at 2300 Catherine Street. The existing use of the parking lot will not be altered. A separate Special Use Permit application for the battery storage system is filed in conjunction with this application.

A Tier 1 - 548 kWh Battery Storage Energy system will be paired with the Canopy solar energy system and has been approved for interconnection by Con Edison. The Battery will be located near the western most canopy structure.

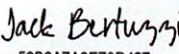
6. Applicant

Name John A. Bertuzzi
Firm Ecogy New York X LLC
Address 315 Flatbush Ave #393, Brooklyn NY 11217
Phone 718-304-0945
Email projectmanagement@ecogysolar.com

7. Owner of Record

Name Jay Walden
Firm YRNC Realty LLC
Address 20 Wood Court, Tarrytown NY 10591
Phone 917-597-7639
Email jay@phcare.com

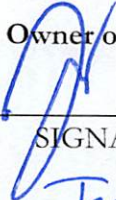
In the event the permit is issued, the undersigned applicant will comply with all provisions of the Code of the Town of Yorktown and all other applicable laws, codes, rules and regulations of any Federal, State or County Government, bureau or department thereof, having jurisdiction over said premises and the use to be conducted thereat.

DocuSigned by: **Applicant**

6086A7A3E78D427...

SIGNATURE
Jack Bertuzzi

PRINT NAME
6/24/2021

DATE

Owner of Record


SIGNATURE
Jay Walden

PRINT NAME
6/29/2021

DATE

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

APPLICATION FOR SITE PLAN APPROVAL

Date 6/25/21

1. Name of Project: YRNC Canopy Solar and Storage Energy System

2. Tax Map Designation (Section, Block, Lot) 35.12-1-3

3. Zone: RSP-3 Total Acreage: 12.8

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

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

Installation of a Ground-Mounted canopy solar energy system located within the existing parking lot at 2300 Catherine Street.

The existing use of the parking lot will not be altered. A Tier 1 - 548 kWh Battery Storage Energy system will be paired with the Canopy solar energy system and has been approved for interconnection by Con Edison. The Battery will be located near the western most canopy structure.

6. Contact Person - CHOOSE ONLY ONE:

- | | | | |
|---|-----------------------------------|------------------------------------|--|
| <input checked="" type="checkbox"/> Applicant | <input type="checkbox"/> Owner | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist |
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name John A. Bertuzzi

Firm Ecogy New York X LLC

Address 315 Flatbush Ave #393, Brooklyn NY 11217

Phone 718-304-0945

Fax _____

Email projectmanagement@ecogysolar.com

8. Owner of Record

Name Jay Walden

Firm YRNC Realty LLC

Address 20 Wood Court, Tarrytown, NY 10591

Phone 917-597-7639

Fax _____

Email jay@phcare.com

9. Attorney

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

11. Surveyor

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

12. Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

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

18. Is this project within 500 feet of:

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

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

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

- Wetland Permit
 Stormwater Permit
 Tree Permit
 Planning Board special permit: Large-Scale Solar Energy System
 Town Board variance or approval: _____
 Zoning Board of Appeals variance or special permit: Height Variance , Setback variance

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

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: _____

22. This parcel is in the following districts:

School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated #1</u>
Fire District	<u>Mohegan FD</u>	Sewer District	<u>Peekskill</u>

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

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

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

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

Applicant

Jack Bertuzzi

DocuSigned by: NAME (PLEASE PRINT)

Jack Bertuzzi
50B6A7A3E78D427...
SIGNATURE

6/24/2021

DATE

Owner of Record

NAME (PLEASE PRINT)

Jay Walden
SIGNATURE

6/29/2021
DATE

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

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

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

Sworn before me this 29 date of June, 20 24
[Signature]
Notary Public

Abraham Silber
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SI6347243
Qualified in Rockland County
My Commission Expires August 29, 2024

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

being duly sworn, deposes and says that he resides at in the County of and State of . That he is the of the corporation which is owner in fee of the property described in the foregoing application for and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this date of , 20
Notary Public

TOWN OF YORKTOWN PLANNING BOARD

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

GENERAL PROJECT INFORMATION

Project Name: _____

Section, Block, Lot: _____ Zone: _____

Existing Site Use: Residential Commercial Agriculture

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: _____

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

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

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

Total System Capacity Rating: _____ MW Power Rating _____ kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name _____

Business Name _____

Address _____

Phone _____

Email _____

Contractor/Installation Company

Contact Name _____

Business Name _____

Address _____

Phone _____

Email _____

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

Name _____

Firm _____

Address _____

Phone _____

Email _____

SUBMITTAL REQUIREMENTS

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

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

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

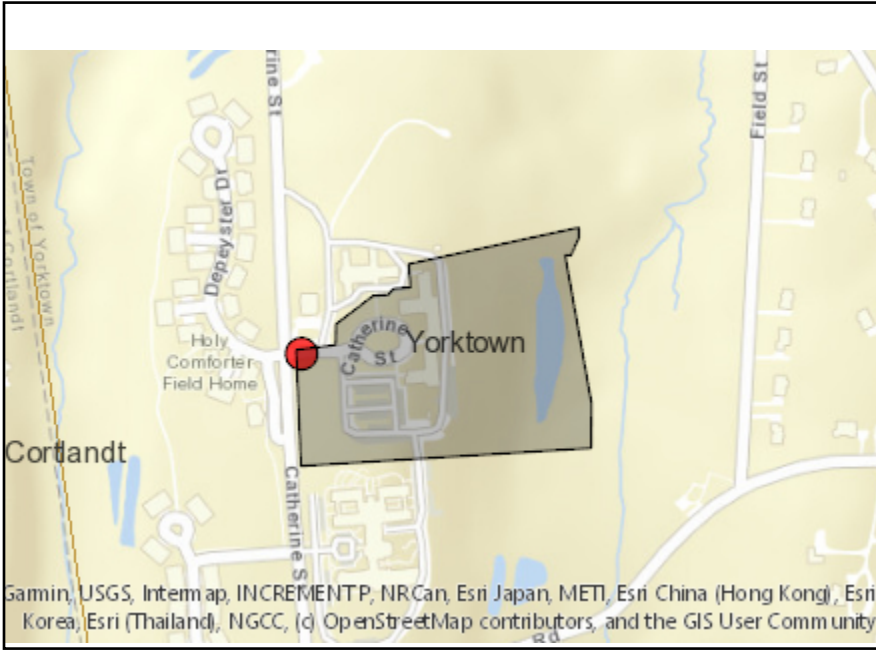
Part 1 – Project and Sponsor Information			
Name of Action or Project: Ecogy Yorktown Nursing Canopy Solar Energy and Battery Storage System			
Project Location (describe, and attach a location map): 2300 Catherine Street, Yorktown, NY 10567			
Brief Description of Proposed Action: Ecogy Solar LLC as the Contractor for its Customer, Ecogy New York X LLC, proposes to install a 466.6 kW AC canopy solar PV system in the existing parking lot at 2300 Catherine Street. Ecogy New York X LLC is the Host Customer and Owner of the solar PV system. Ecogy Solar LLC, as the Contractor for its Customer, Ecogy New York X LLC, also plans to install a 250kVA/548 kWh energy storage system. The project includes the installation of modules, electrical equipment, a new utility meter, and interconnection of the system to the Con Edison electric grid. Ecogy New York X LLC has entered into a site lease agreement for the relevant areas of the property, as required for installation and operation, with the property owner.			
Name of Applicant or Sponsor: Ecogy New York X LLC		Telephone: 718-304-0945 E-Mail: projectmanagement@ecogysolar.com	
Address: 315 Flatbush Ave #393			
City/PO: Brooklyn		State: NY	Zip Code: 11217
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Yorktown Planning Board, Zoning Board, and Building Dept approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 12.8 acres b. Total acreage to be physically disturbed? _____ 0.011 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.15 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Long Term Care <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: The proposed project will generate clean energy once operational.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Potable water is not required for the installation or operation of this project.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Wastewater treatment is not required for the installation or operation of this project.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. 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? b. 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ As part of project diligence, Ecogy has conducted a wetlands delineation to ensure that we do not encroach into any existing wetlands.	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: John Bertuzzi _____ Date: 5/18/21 _____		
Signature: <u>John A Bertuzzi</u> _____ Title: CEO _____ <small>59B6A7A3E78D427...</small>		

EAF Mapper Summary Report

Saturday, May 15, 2021 1:46 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



610353370LAG001S

Westchester County Recording & Endorsement Page

Submitter Information

Name: Ecogy Energy Phone: 7183040945
 Address 1: 315 Flatbush Ave #393 Fax:
 Address 2: Email: projectmanagement@ecogyenergy.com
 City/State/Zip: Brooklyn NY 11217 Reference for Submitter: Ecogy YRNC Canopy Solar Lease and I

Document Details

Control Number: **610353370** Document Type: **Lease Agreement (LAG)**
 Package ID: 2021020400166001001 Document Page Count: **7** Total Page Count: **8**

Parties

Additional Parties on Continuation page

1st PARTY **2nd PARTY**
 1: YRNC REALTY LLC - Other 1: ECOGY NEW YORK X LLC - Other
 2: 2: - Other

Property

Additional Properties on Continuation page

Street Address: 2300 CATHERINE ST. Tax Designation: 35.12 -1 -3
 City/Town: YORKTOWN Village:

Cross-References

Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
 Page Fee: \$40.00
 Cross-Reference Fee: \$0.00
 Mortgage Affidavit Filing Fee: \$0.00
 RP-5217 Filing Fee: \$0.00
 TP-584 Filing Fee: \$5.00
 RPL 291 Notice Fee: \$0.00
 Total Recording Fees Paid: **\$85.00**

Mortgage Taxes

Document Date:
 Mortgage Amount:
 Basic: \$0.00
 Westchester: \$0.00
 Additional: \$0.00
 MTA: \$0.00
 Special: \$0.00
 Yonkers: \$0.00
 Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$0.00
 Transfer Tax: \$0.00
 Mansion Tax: \$0.00
 Transfer Tax Number: 27037

Dwelling Type: Exempt:
 Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 03/29/2021 at 09:17 AM
 Control Number: **610353370**
 Witness my hand and official seal

Timothy C. Idoni
 Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Ecogy Energy LLC
 315 Flatbush Ave #393

Brooklyn, NY 11217
 Attn: Julia Magliozzo

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Anthony J. Lebe
RECL Group
39 Quail Court
Suite #306
Walnut Creek, CA 94596

EXHIBIT REVIEWED

Space above this line for Recorder's Use

MEMORANDUM OF OPTION AND LEASE AGREEMENT

THIS MEMORANDUM OF OPTION AND LEASE AGREEMENT ("**Memorandum**"), dated as of January 28, 2021, is entered into by and between YRNC REALTY, LLC ("**Lessor**"), and Ecogy New York X LLC, a Delaware limited liability company ("**Lessee**"). All capitalized terms used but not otherwise defined shall have the meanings ascribed to them in the Option and Lease Agreement (defined below).

WITNESSETH:

That for value received, Lessor and Lessee do hereby covenant, promise and agree as follows:

LESSOR: YRNC Realty, LLC, a New York Limited Liability Company, whose address on file with the Secretary or Department of Corporations, as applicable is 20 Wood Court, Tarrytown NY 10591.

LESSEE: Ecogy New York X LLC, a Delaware Limited Liability Company, whose address on file with the Secretary or Department of Corporations, as applicable is 9 Binney Lane Old Greenwich CT 06870.

DESCRIPTION OF PREMISES:

The Premises consists of that certain area of approximately fifty thousand (50,000) square feet of the Property and related airspace and commonly known as the Parking Lot at 2300 Catherine St. Yorktown NY 10567. The Property is more particularly described in **Exhibit 1** attached to and incorporated into this Memorandum.

For Lessor's title to the Property, reference is herein made to Deed dated and recorded at the Westchester County Registry of Deeds under Control # 561183111 and designated as Section 35.12, Block 1, Lot 3 and also known as 2300 Catherine St. Yorktown NY 10567.

OPTION COMMENCEMENT DATE:

The Effective Date of the Option and Lease Agreement.

LEASE COMMENCEMENT DATE:

EXHIBIT REVIEWED

The date Lessee exercises the Option.

TERM OF OPTION:

Five hundred forty (540) days.

TERM OF LEASE:

25 years from the Commercial Operation Date of the System.

Three (3) five (5) year extension term options.

NO FIXTURE:

The System, as defined in the Agreement, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of the day and year first written.

LESSOR:

YRNC REALTY, LLC,
a New York limited liability company

By: 

Name: Yehudah Walden
Title: President

LESSEE:

Ecogy New York X LLC,
a Delaware limited liability company

By: _____

Name: _____
Title: _____

The date Lessee exercises the Option.

TERM OF OPTION:

Five hundred forty (540) days.

TERM OF LEASE:

25 years from the Commercial Operation Date of the System.

Three (3) five (5) year extension term options.

NO FIXTURE:

The System, as defined in the Agreement, installed and operated by Lessee at the Premises shall not be deemed a fixture. The System is Lessee's personal property and Lessor has no right, title or interest in the System. Further, Lessor has waived all right of levy for rent, all claims and demands against the System and all rights it may have to place a lien on the System.

IN WITNESS WHEREOF, the parties hereto have duly executed this instrument as of the day and year first written.

LESSOR:

YRNC REALTY, LLC,
a New York limited liability company

By: _____

Name:

Title:

LESSEE:

Ecogy New York X LLC,
a Delaware limited liability company

By: 

Name: JACK BERTUZZI

Title: MEMBER

7

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of New York
County of Rockland

On December 15, 2020, before me, Abraham Silber
(insert name of notary)

Notary Public, personally appeared
Yehudah Walden

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

Abraham Silber
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SI6347243
Qualified in Rockland County
My Commission Expires August 29, 2024

L

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CT
County of FAIRFIELD

On 1/28/21, before me, BENJAMIN MCEACHIN
(insert name of notary)

Notary Public, personally appeared JACK BERTUZZI

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CT that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



BENJAMIN MCEACHIN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
May 31, 2025
(Seal)

<

Exhibit 1 to Memorandum

Description of Property

That real property commonly known as: Section 35.12, Block 1, Lot 3, Westchester County and also known as 2300 Catherine St. Yorktown, NY 10567. and more fully described in the Legal Description set forth below:

LEGAL DESCRIPTION

ALL that certain plot, piece or parcel of property situate, lying and being located in the Town of Yorktown, County of Westchester, State of New York and more particularly bounded and described as follows:

BEING A PORTION OF Lot 3.1 shown on map entitled "Minor Subdivision Map prepared for the Field Home Inc. located in the Town of Yorktown, Westchester County, N.Y." prepared by J. Henry Carpenter & Co. on November 4, 1983, filed in the Office of the Clerk of Westchester County, New York on September 28, 1984 as Filed Map No. 21730, said parcel being more particularly described as follows:

BEGINNING at a point on the westerly side of Lot 3.1 where it intersects with the easterly side of Catherine Street which point being distance 1716.73 feet as measured along said easterly side of Catherine Street from the southerly side of Lands of the City of New York-R.O.W. for the Catskill Aqueduct to the POINT OF BEGINNING.

THENCE from said point of beginning along the division line between Lots 3 and 3.1 the following courses and distances:

1 N.82° 41'16" E., a distance of 129.21 feet;

2 N.00°51'31" E., a distance of 68.48 feet;

3 N.52°04'00"E., a distance of 152.68 feet;

4 N.85°03'30"E., a distance of 50.00 feet;

5 N.40.0 03'30"E., a distance of 25.29 feet;

6 N.85°03'30"E., a distance of 56.77 feet;

7 N.04°58'30"W., a distance of 76.72 feet;

8 N. 77°20'13"E., a distance of 573.14 feet to a point on the division line between Lots 3.3, 3.1 and 3;

THENCE along the division line between Lots 3.3 and 3.1, S.00°09'40"W., a distance of 33.52 feet to a point on the division line between Lot 3.1 and 4 (Subdivision known as "Foxden Estates, West Section, Sheet 2 of 2");

THENCE along said division line and a stone wall generally along line the following courses and distances:

1 S.23°09'20"W., a distance of 64.37 feet;

2 N.87°41'00"W., a distance of 19.89 feet;

3 S. 11°37'50"E., a distance of 230.12 feet;

4 S.09°48'00"E., a distance of 264.77 feet;

5 S00° 10'30"E, a distance of 144.32 feet to a point on the division line between Lots 3.1 and 3.2

THENCE along said division line, S.85°57'20"W., a distance of 955.51 feet to a point on the easterly side of

Catherine Street;

THENCE along said easterly side of Catherine Street, N.02°45'31"W., a distance of 380.96 feet to the division line between lots 3 and 3.1, the point and place of BEGINNING.

Containing 559,519 square feet or 12.8448 acres, more or less. (For Info Only)

Being and intended to be the same premises conveyed by Deed recorded in Control # 561183111.

Together with Utility Easement Agreement dated January 24, 2006 made by and between Glassbury Court at Hunterbrook, LLC and Catherine Field Home and recorded August 9, 2006 as Control #462200034.

Together with and subject to the following Easements and Right of Way created in Declaration dated March 29, 2018 made by Field Home-Holy Comforter and Catherine Field Home, declarants recorded on April 5, 2018 in the Office of the Westchester County Clerk at Control Number 580823271:

- I: Roadway Access Easement
- ii: Varying Width Water Line Easement
- III: Future 20-foot wide Water line Easement
- IV: 20-foot wide Sanitary Sewer Easement
- V: Gas and Electric Easement

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 35.12, Block 1, Lot 3, Westchester County, and also known as 2300 Catherine Street, Yorktown, NY 10567.

RIVERSIDE ABSTRACT, LLC
As Agent for
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE A continued

Catherine Street;

THENCE along said easterly side of Catherine Street, N.02°45'31"W., a distance of 380.96 feet to the division line between lots 3 and 3.1, the point and place of BEGINNING.

Containing 559,519 square feet or 12.8448 acres, more or less. (For Info Only)

Being and intended to be the same premises conveyed by Deed recorded in Control # 561183111.

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- V: Gas and Electric Easement

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 35.12, Block 1, Lot 3, Westchester County, and also known as 2300 Catherine Street, Yorktown, NY 10567.

Riverside Abstract, LLC
3839 Flatlands Avenue, Suite 208
Brooklyn, NY 11234
TEL: 718-252-4200 FAX: 718-252-4226

Commitment (NY)

RANY-30037

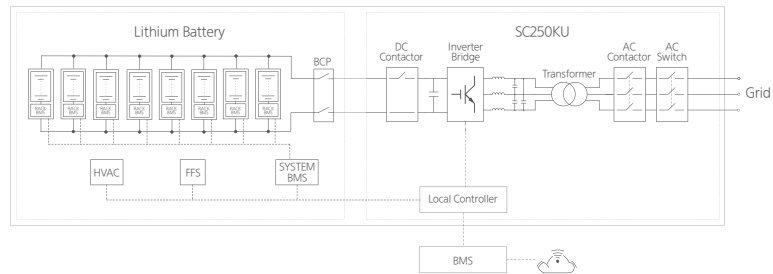
ST548KWH-250A Storage System



System Features

- All-in-one solution enables minimized onsite labor
- Multiple installation options, minimized footprint and simple maintenance
- Automated and optimal coordination of the inverter and batteries
- Application scenario includes peak shifting, demand response and microgrid
- Compliance with UL 9540

Circuit Diagram



System Type

ST548KWH-250A

DC Data	
Battery capacity(BOL)	548 kWh
Rack number of battery	8 P
BMS communication interfaces	RS485, Ethernet
DC voltage range	633 V ~ 821 V
Duration	2 h
AC Data	
Nominal AC power	250 kW
Nominal AC current	310 A
Max. AC current	330 A
DC component	< 0.5%
Max.THd of current	< 3%(rated power)
Nominal grid voltage	480 V
Grid voltage range	422 V ~ 528 V
Nominal grid frequency	60 Hz
Power factor range	1(lagging) ~ 1(leading)
Isolation method	Transformer
Nominal output voltage of off grid	480 V
Max.THd of off grid output voltage	< 3%(linear load)
Efficiency	
Round-trip efficiency	88.5% (w/, consideration of Aux. loss)
General Data	
Degree of protection	IP 54 / NEMA 3R
Fire protection design	Yes
Operating temperature range	-30 ~ 50 °C / -22 ~ 122 °F
Dimensions of Battery Unit (W * H * D)	3,200 * 2,440 * 2,280 mm / 126.0" * 96.1" * 82.7"
Weight (with / without battery)	10,500 kg (23,149 lbs) / 6,500kg (14,330 lbs)
PCS Communication interfaces	RS485 / Ethernet
PCS Communication protocol	Modbus RTU, Modbus TCP, IEC 104
Cooling concept of PCS Unit	Temperature-controlled forced air cooling
Cooling concept of Battery Unit	Heating, Ventilation and Air Conditioning
Max.working altitude	3,000 m / 9,842'
Relative humidity	0 ~ 95% (non-condensing)
Compliance	UL 9540,UL 1741-SA

Three Phase Inverter with Synergy Technology

for the 277/480V Grid for North America

SE66.6KUS / SE100KUS



Specifically designed to work with power optimizers

- / Easy two-person installation – each unit mounted separately, equipped with cables for simple connection between units
- / Balance of System and labor reduction compared to using multiple smaller string inverters
- / Independent operation of each unit enables higher uptime and easy serviceability
- / No wasted ground area: wall/rail mounted, or horizontally mounted under the modules (10° inclination)
- / Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- / Built-in module-level monitoring with Ethernet or cellular GSM
- / Fixed voltage inverter for superior efficiency (98.5%) and longer strings
- / Integrated DC Safety Switch and optional surge protection
- / Built-in RS485 Surge Protection, to better withstand lightning events

/ Three Phase Inverter with Synergy Technology for the 277/480V Grid for North America

SE66.6KUS / SE100KUS

	SE66.6KUS	SE100KUS	
OUTPUT			
Rated AC Power Output	66600	100000	VA
Maximum AC Power Output	66600	100000	VA
AC Output Line Connections	4-wire WYE (L1-L2-L3-N) plus PE		
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-N)	244 - 277 - 305		Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽¹⁾ (L-L)	422.5 - 480 - 529		Vac
AC Frequency Min-Nom-Max ⁽¹⁾	59.3 - 60 - 60.5		Hz
Maximum Continuous Output Current (per Phase) @277V	80	120	A
GFDI Threshold	1		A
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes		
INPUT			
Maximum DC Power (Module STC) / Unit	90000 / 45000	135000 / 45000	W
Transformer-less, Ungrounded	Yes		
Maximum Input Voltage DC to Gnd	500		Vdc
Maximum Input Voltage DC+ to DC-	1000		Vdc
Nominal Input Voltage DC to Gnd	425		Vdc
Nominal Input Voltage DC+ to DC-	850		Vdc
Maximum Input Current	80	120	Adc
Maximum Input Short Circuit Current	120		Adc
Reverse-Polarity Protection	Yes		
Ground-Fault Isolation Detection	350kΩ Sensitivity per Unit		
CEC Weighted Efficiency	98.5		%
Nighttime Power Consumption	< 12		W
ADDITIONAL FEATURES			
Supported Communication Interfaces	RS485, Ethernet, Cellular GSM (optional)		
Rapid Shutdown	NEC2014 and NEC2017 compliant/certified, upon AC Grid Disconnect		
RS485 Surge Protection	Built-in		
DC SAFETY SWITCH			
DC Disconnect	1000V / 2 x 40A	1000V / 3 x 40A	
DC Surge Protection	Optional, Type II, field replaceable		
STANDARD COMPLIANCE			
Safety	UL1741, UL1741 SA, UL1699B, UL1998, CSA 2.22		
Grid Connection Standards	IEEE 1547, Rule 21, Rule 14 (HI)		
Emissions	FCC part15 class A		
INSTALLATION SPECIFICATIONS			
Number of units	2	3	
AC Output Conduit Size / Max AWG / Max PE AWG	1.5" / 2/0 / 6	2" / 4/0 / 4	
DC Output Conduit Size / Terminal Block AWG Range / Number of Strings ⁽²⁾	2 x 1.25" / 6-14 / 6 strings	2 x 1.25" / 6-14 / 9 strings	
Dimensions (H x W x D)	Primary Unit: 37 x 12.5 x 10.5 / 940 x 315 x 260; Secondary Unit: 21 x 12.5 x 10.5 / 540 x 315 x 260		in / mm
Weight	Primary Unit: 105.8 / 48; Secondary Unit 99.2 / 45		lb / kg
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽³⁾		°F / °C
Cooling	Fan (user replaceable)		
Noise	< 60		dBA
Protection Rating	NEMA 3R		
Bracket Mounted (Brackets Provided)			

⁽¹⁾ For other regional settings please contact SolarEdge support

⁽²⁾ Single input option per unit (up to 3AWG) available

⁽³⁾ De-rating from 50°C

June 22, 2021

Shelby Hang
Ecogy Energy
315 Flatbush Avenue #393
Brooklyn, NY 11217

**Re: Yorktown Rehabilitation and Nursing Center, Yorktown, NY
Tree Inventory and Evaluation Results**

Dear Shelby:

As requested, Paul Cowie + Associates (PC+A) inventoried and evaluated the condition of existing trees at 2300 Catherine Street on June 7, 9, and 16, 2021.

The goals of this study were to:

1. Identify, measure, and evaluate the current health and structural condition of existing 'Protected Trees' within the designated tree removal areas;
2. Calculate carbon storage and sequestration benefits provided by these inventoried trees;
3. Compile a list of tree species suitable and recommended for mitigation plantings based on a review of current species performance, existing site conditions, Town preferences, and other relevant factors.

The data collected and the recommendations made for each inventoried tree are presented in the attached spreadsheet. The following is an explanation of the data parameters included and an overview of our general finding and recommendations.

Tree Included

This tree inventory and evaluation was limited to trees within the proposed tree removal areas, as indicated on the attached aerial image. Tree stumps, standing dead tree trunks less than 15-feet in height, shrubs, vines, and other vegetation within these areas were not inventoried and evaluated. No other trees in any other portions of the property, or on adjacent properties, were inventoried and evaluated.

Within the designated tree removal areas, trees were included based on whether they met the definition of a 'Protected Tree,' as per Chapter 270 of the Yorktown Town Code, *Trees*. Specifically, trees rooted on the subject private property were included if they possessed at least one stem measuring at least 8.0-inches in diameter (DBH). 'Street Trees' (defined by Town Code as trees with their base at least 50-percent within the public right-of-way) were included regardless of size.

A temporary aluminum tag hand-embossed with the corresponding tree ID number (#1 - #120) was attached to each inventoried tree. The approximate location of each tree, or number series, is indicated on the attached aerial image map; we did not attempt to precisely plot every individual tree in densely treed areas.

A total of 120 standing trees were individually inventoried and evaluated. The following describes the various data collected and presented in the attached tables.

Tree Species + Exotic Invasive Status

Each tree is identified in the attached data table by both its regionally accepted common name and its botanical name.

The invasive status of each species is indicated based on species index information published by the Lower Hudson Partnership for Regional Invasive Species Management and accessed via <https://www.lhprism.org/species-information> on February 26, 2021. Twenty-two of the inventoried trees (18.3%) are of species classified as invasive.

Tree Size + Age Classification

The diameter of each inventoried tree was measured with a diameter tape to the nearest one-tenth inch at a point 4.5-feet above ground level (DBH), or at the height indicated when branching or abnormal swellings at 4.5-feet would produce an inaccurate measurement.

In the case of multiple-stem trees, the diameter of each stem was measured and recorded, and the root sum squared of the stems ($RSS = \sqrt{D1^2 + D2^2 + D3^2 \dots}$) was calculated to provide a single-stem equivalence for the purpose of determining critical root zone radii.

Total tree height, crown height, and crown width were measured using a Leica Disto D810 Touch laser distance meter.

- Total tree height was measured to the nearest whole foot from the ground to the highest main body foliage.
- Crown height was measured from the ground to the bottom of main body foliage at the outer edge of the crown and/or lowest scaffold branch (whichever came first); individual low hanging small branches were excluded.
- Crown spread was measured as the average spread of the main body drip line; individual small branches extending beyond the main body crown were excluded. For asymmetrical crowns, the crown was either measured 1) by averaging two perpendicular crown diameters or 2) by averaging four crown radii at right angles relative to each other, multiplying by 2, and adding the diameter in feet. Measurements were rounded to the nearest whole foot.

The age class of each individually inventoried tree was recorded based on apparent age relative to the normal life expectancy of the species. Age was classified as 'Young' if the tree had exhausted up to 20% of the species' typical life expectancy, 'Mature' if it had exhausted 20% to 80% of the species' life expectancy, or 'Over-Mature' if it had exhausted more than 80% of the species' life expectancy.

Critical Root Zone (CRZ)

Critical root zone radius (CRZ) is the ground area around a tree which, if fully protected from soil compaction, grade changes, excavation, and other soil and root-damaging impacts, will ensure that tree health and structural integrity will not be compromised by construction activity. This information is provided to assist designers in locating grading, pavement, underground utilities, and other proposed improvements in a manner that minimizes impacts to any trees that may be retained.

Tree Condition

The condition of each inventoried tree was systematically evaluated and rated with consideration given to both the health and vigor and the structural integrity of the root system, primary stems, scaffold branching, small branches and twigs, and foliage.

A rating of 'Good', 'Fair', or 'Poor' was assigned separately to the health and vigor as well as to the structure and form of each inventoried tree. An 'Overall Condition' rating was then assigned, as follows:

- *Good*: The tree had no more than one or two minor health disorders and/or structural defects and was growing with normal vigor;

- *Fair*: The tree had 2 – 4 minor, or one major, health disorders and/or structural defects, and/or was growing with below-normal vigor or other limitations.
- *Poor*: The tree had several minor, or two or more major, health disorders and/or structural defects, and/or was declining in vigor.
- *Dead*: 75% or more of the crown was dead and any remaining live portions were deteriorating in health.

For the purpose of carbon benefits modeling, health and vigor ratings were converted to corresponding percentages (i.e. Good = 75% - 100%, Fair = 50% - 75%, Poor = 25% - 50%, Dead/Dying = 0% - 25%) and percent crown dieback and percent missing crown were recorded.

Please note that inspection of the inventoried trees was limited to visual observations from the ground and did not include climbing, aerial inspections, subsurface exploration, wood strength testing, or other advanced diagnostic techniques, which may be necessary to fully identify and evaluate the severity of certain health disorders and structural defects. Therefore, certain health disorders and/or structural defects may have not been noted or their extent may not have been fully determined.

Observations

The 'Disorders + Defects, Comments, Additional Recommendations' column contains various comments regarding the nature and severity of disorders and defects noted, particularly where they resulted in reduced condition ratings and/or recommendations for tree removal.

Additionally, this column contains additional treatment recommendations not included in the subsequent recommendation columns.

Maintenance Recommendations

It is PC+A's understanding that all existing trees within the designated areas are proposed for removal. Nevertheless, where appropriate, recommendations for pruning to remove dead, dying, damaged, and/or diseased limbs, pruning to improve branch architecture, cabling to reduce the risk of failure at certain branch defects, or other treatments were made based on conditions observed at the time each tree was evaluated.

This information is provided to further characterize the trees' current condition and provide guidance in the event that decisions are made to preserve any of the trees.

Terminology for various pruning types (e.g. 'Clean Crown', 'Raise Crown', 'Reduce Crown', 'Structural prune', etc.) correspond to ANSI A300 *American National Standard for Tree Care Operations*.

Each recommendation was prioritized based on the severity of potential safety risks first (e.g. large dead trees versus small dead trees, trees containing large dead limbs versus small dead branches, etc.) and addressing tree health and appearance second. The priority of each recommendation was ranked as High ('H'), Medium ('M'), or Low ('L'). These recommendations should be implemented in order of decreasing priority.

Tree Removal Recommendations

Definitive recommendations for tree removal were made for trees that were dead, had substantial dieback and/or limited remaining life expectancy, or possessed severe, irreparable structural defects that pose potential safety risks.

It is PC+A's opinion that those trees for which a specific removal recommendation was made should be removed whether or not the project proceeds. Further, it is PC+A's interpretation that those trees satisfy the 'Permit Not Required' exemptions provided in Section 270-5 of the Yorktown Town Code.

At this time, thirteen trees (10.8%) are recommended for removal due to death (4 trees, 3.3%), severely deteriorated and irreparable health or structural condition, and/or limited remaining life expectancy.

Tree Inventory Summary

Count of Protected Trees by Lower Hudson PRISM invasive status and current condition (Viable Trees = trees to be removed for design reasons only; Non-Viable Trees = trees requiring removal regardless of the design because they are dead, dying, diseased, or in an otherwise deteriorated and irreparable health or structural condition and, therefore, exempt from permit requirements.

INVASIVE STATUS	VIABLE TREES TO BE REMOVED	NON-VIABLE TREES REQUIRING REMOVAL DUE TO CONDITION	TOTAL
Invasive	19	3	22
Non-Invasive	88	10	98
TOTAL	107	13	120

Carbon Benefits Estimation via iTree Eco

The Eco module of the iTree software suite was used to calculate current carbon storage and annual sequestration rates for the inventoried trees. Relevant reports produced by the iTree Eco model are attached.

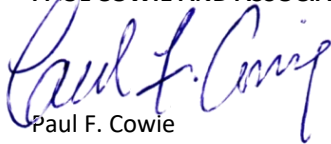
iTree was developed and is under active review and constant improvement by a consortium of industry organizations and experts led by the U.S. Forest Service. It is widely considered to be the current state of the art and is the most widely used tool for calculating the level and value of a variety of ecosystem services that trees provide in urban and rural settings.

iTree Eco requires specific inputs to run its models. PC+A used the following data derived from the measurements described above to run the carbon models:

- Weather: 2016 weather and pollution data from the Westchester County Airport weather station in White Plains, NY.
- Species
- DBH: Diameter at breast height (4.5-feet above the ground), or the single-stem equivalent for multi-stem trees.
- Total Tree Height
- Crown Height
- Crown Width
- Crown Condition
- Crown Dieback / Missing Crown

Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,
PAUL COWIE AND ASSOCIATES



Paul F. Cowie
President

PFC:pc
Encl.



2334
2326
2320
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2302

1801
1805

Tue Apr 6 2021
Imagery © 2021 Nearmap, HERE



Catherine St

Catherine St

Catherine St

Catherine St

Depeyster Dr

Summerhill Ct

Depeyster Dr

Inventory trees
30' from sidewalk

Area A

Area B

Inventory trees
30' from treeline

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#	SITE TYPE (SIZE)	OVERHEAD WIRES	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in) (dead stems)	SINGLE-STEM EQUIVALENT (RSS)	TREE HEIGHT (FT)	CROWN HEIGHT (FT)	CROWN WIDTH (FT)	AGE CLASS	CRZ (ft radius)	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, ADDITIONAL RECOMMENDATIONS	CLEAN CROWN	RAISE CROWN	REDUCE CROWN	STRUCTURAL PRUNE	CABLE	CLEAR VINES	INSPECT	REMOVE (CONDITION)
60	Woodland	No	Black birch <i>Betula lenta</i>	---	11.9	11.9	75	36	37	Mature	20.6	Good	Fair	Good	Vine competition (moderate).						L		
61	Woodland	No	Northern red oak <i>Quercus rubra</i>	---	24.7	24.7	95	35	43	Mature	14.8	Good	Fair	Fair	Lean in main trunk (moderate).	H							
62	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	8.2	8.2	69	27	21	Young	16.8	Good	Good	Good	---								
63	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	9.8	9.8	78	36	19	Young	27.4	Good	Good	Good	---	M							
64	Lawn	No	Red maple <i>Acer rubrum</i>	---	19.5	19.5	54	7	41	Mature	22.8	Good	Fair	Fair	Root zone restricted by curb and pavement (moderate). 2 weak crotches in main trunk (moderately severe).	M	M						
65	Lawn	No	Norway maple <i>Acer platanoides</i>	Tier 4	11.3	11.3	47	5	26	Young	17.5	Good	Good	Good	Root zone restricted by curb and pavement (moderate).		L						
66	Woodland	No	Red maple <i>Acer rubrum</i>	---	8.2	8.2	37	11	21	Young	10.8	Good	Fair	Fair	Lean in upper trunk (moderately severe).								
67	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	12.3	12.3	85	39	22	Mature	6.3	Good	Good	Good	Vine competition (moderate).	M					L		
68	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	8.9	8.9	88	31	22	Young	18.8	Good	Good	Good	---								
69	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	8.0	8.0	73	36	15	Young	19.8	Good	Fair	Good	---								
70	Woodland	No	Northern red oak <i>Quercus rubra</i>	---	8.0	8.0	69	32	16	Young	10.1	Fair	Fair	Fair	---								
71	Woodland	No	Northern red oak <i>Quercus rubra</i>	---	23.0	23.0	94	29	41	Mature	10.2	Good	Good	Good	Vine competition (moderate).	H					L		
72	Woodland	No	Northern red oak <i>Quercus rubra</i>	---	23.5	23.5	93	22	43	Mature	11.9	Good	Good	Good	---	H							
73	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	8.6	8.6	78	33	19	Young	21.6	Good	Good	Good	---								
74	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	8.4	8.4	71	27	19	Young	8.6	Good	Good	Good	---								
75	Woodland	No	Tree of Heaven <i>Ailanthus altissima</i>	Tier 4	12.4	12.4	90	57	24	Mature	24.7	Good	Fair	Good	---	M							
76	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	9.3	9.3	64	10	24	Young	10.5	Good	Fair	Fair	---								
77	Woodland	No	Tree of Heaven <i>Ailanthus altissima</i>	Tier 4	8.0	8.0	68	51	29	Young	5.2	Fair	Poor	Poor	Lean in upper trunk (very severe).								
78	Woodland	No	Tree of Heaven <i>Ailanthus altissima</i>	Tier 4	9.5	9.5	83	31	21	Young	4.3	Fair	Poor	Poor	Crooks and lean in upper trunk (moderately severe). Suppressed by adjacent trees (moderately severe).								
79	Woodland	No	Shagbark hickory <i>Carya ovata</i>	---	21.5	21.5	43	27	40	Mature	8.2	Good	Poor	Poor	Decay in lower trunk (severe).								H
80	Woodland	No	Tree of Heaven <i>Ailanthus altissima</i>	Tier 4	13.2	13.2	88	39	26	Mature	9.8	Fair	Fair	Fair	Suppressed by adjacent trees (moderately severe).	M							
81	Woodland	No	American linden <i>Tilia americana</i>	---	9.0	9.0	30	6	33	Young	9.2	Good	Good	Good	Vine competition (moderate).						L		

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Yorktown Rehab + Nursing, Series: All Trees, Year: 2021

Generated: 6/22/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO ₂ Equivalent (ton)
White fir	0.2	0.4%	0.9
Norway maple	2.1	3.3%	7.6
Red maple	11.6	18.5%	42.4
Sugar maple	1.6	2.6%	6.0
Tree of heaven	13.6	21.8%	50.0
Black birch	3.1	4.9%	11.3
Shagbark hickory	5.2	8.3%	18.9
White ash	0.5	0.8%	1.8
Tulip tree	0.4	0.6%	1.4
Norway spruce	0.6	0.9%	2.0
Blue spruce	0.7	1.1%	2.5
Eastern white pine	3.3	5.3%	12.0
Black cherry	0.8	1.3%	3.1
White oak	5.3	8.5%	19.5
Pin oak	6.3	10.0%	22.9
Northern red oak	4.7	7.5%	17.1
Pagoda tree	2.4	3.9%	9.0
American basswood	0.1	0.1%	0.3
Total	62.4	100%	228.9

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Yorktown Rehab + Nursing, Series: All Trees, Year: 2021

Generated: 6/22/2021



Species	Gross Carbon Sequestration (ton/yr)	CO ₂ Equivalent (ton/yr)
White fir	0.00	0.01
Norway maple	0.01	0.03
Red maple	0.25	0.92
Sugar maple	0.03	0.11
Tree of heaven	0.07	0.26
Black birch	0.03	0.11
Shagbark hickory	0.04	0.13
White ash	0.01	0.02
Tulip tree	0.01	0.04
Norway spruce	0.01	0.04
Blue spruce	0.01	0.05
Eastern white pine	0.08	0.30
Black cherry	0.02	0.09
White oak	0.02	0.06
Pin oak	0.09	0.32
Northern red oak	0.02	0.07
Pagoda tree	0.03	0.11
American basswood	0.00	0.01
Total	0.73	2.67

Carbon Storage of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Yorktown Rehab + Nursing, Series: Viable + Non-Invasive Trees Only, Year: 2021

Generated: 6/22/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO ₂ Equivalent (ton)
White fir	0.2	0.6%	0.9
Red maple	11.3	29.4%	41.3
Sugar maple	1.6	4.3%	6.0
Black birch	2.3	6.1%	8.5
Shagbark hickory	4.3	11.1%	15.6
Tulip tree	0.4	1.0%	1.4
Norway spruce	0.6	1.5%	2.0
Blue spruce	0.7	1.8%	2.5
Eastern white pine	2.6	6.8%	9.5
Black cherry	0.8	2.2%	3.1
Pin oak	6.3	16.3%	22.9
Northern red oak	4.7	12.2%	17.1
Pagoda tree	2.4	6.4%	9.0
American basswood	0.1	0.2%	0.3
Total	38.3	100%	140.4

Due to limits of available models, i-Tree Eco will limit carbon storage to a maximum of 7,500 kg (16,534.7 lbs) and not estimate additional storage for any tree beyond a diameter of 254 cm (100 in). Whichever limit results in lower carbon storage is used.

Annual Carbon Sequestration of Trees by Species

Location: Yorktown, Westchester, New York, United States of America

Project: Yorktown Rehab + Nursing, Series: Viable + Non-Invasive Trees Only, Year: 2021

Generated: 6/22/2021



Species	Gross Carbon Sequestration CO ₂ Equivalent	
	(ton/yr)	(ton/yr)
White fir	0.00	0.01
Red maple	0.24	0.90
Sugar maple	0.03	0.11
Black birch	0.03	0.09
Shagbark hickory	0.02	0.09
Tulip tree	0.01	0.04
Norway spruce	0.01	0.04
Blue spruce	0.01	0.05
Eastern white pine	0.08	0.28
Black cherry	0.02	0.09
Pin oak	0.09	0.32
Northern red oak	0.02	0.07
Pagoda tree	0.03	0.11
American basswood	0.00	0.01
Total	0.60	2.20

YORKTOWN RNC CANOPY SOLAR

697.9 KW-DC SOLAR PV SYSTEM
2300 CATHERINE STREET
YORKTOWN, NY 10598



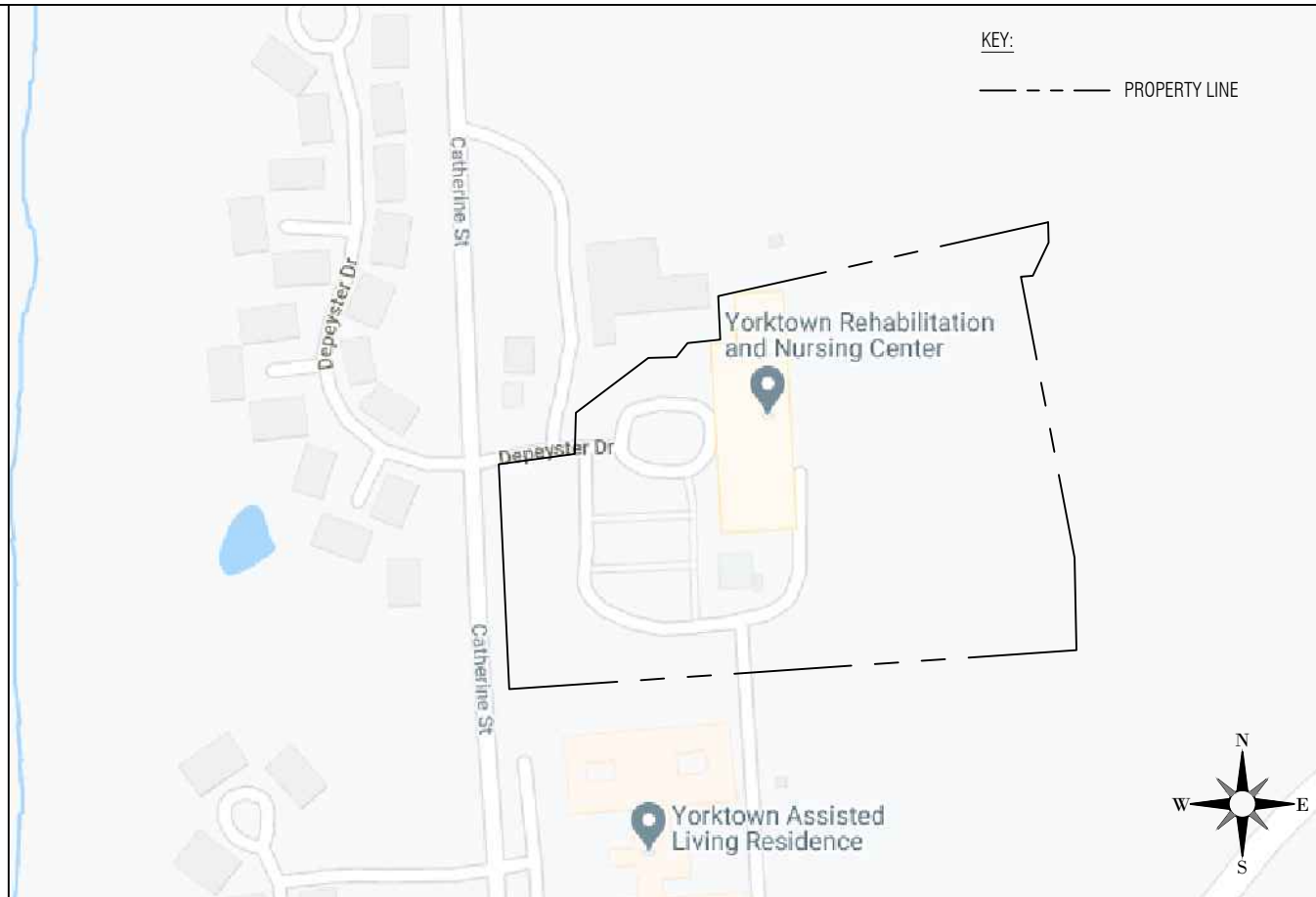
ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

Project Name:
**YORKTOWN RNC
697.9 KW-DC PV SYSTEM
548 kWh ENERGY STORAGE**

Project Site:
**2300 CATHERINE STREET
YORKTOWN, NY 10598**

Account No: xxxxx
New Service Case #: xxxxx

LOCATION MAP
SCALE: NTS



SATELLITE MAP
SCALE: NTS



#	REVISION DESCRIPTION	DATE	BY

SCOPE OF WORK:

TO INSTALL A SOLAR PHOTOVOLTAIC (PV) SYSTEM LOCATED ON THE GROUND WITH THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID.

THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

SYSTEM SUMMARY:

697.9 kW DC / 466.6 kW-AC
TILT ANGLE = 7°
AZIMUTH = 177,267°

EQUIPMENT:

MODULES:
1420 - TRINA 485W MODULE

INVERTERS:
(4) - SOLAREEDGE SE100 K-US INVERTERS
(1) - SOLAREEDGE SE66.6 K-US INVERTERS

RACKING:
T.B.D.

DAS:
ECOGY ECONODE

ENERGY STORAGE:
SUNGROW ST548
548 kWh
250 KVA

SITE SPECIFICATIONS:

WIND EXPOSURE:
CATEGORY X

DESIGN WIND SPEED:
XXX

GROUND SNOW LOAD:
XXX PSF

BUILDING OCCUPANCY:
XXX

Professional Stamp

SHEET NAME:

TITLE SHEET

PROJECT NUMBER: XXXX	DRAWN BY: DQP	CHECKED BY: ---
DATE: 06/25/2021	DWG. NUMBER: G-001	
SHEET NUMBER: - of -		

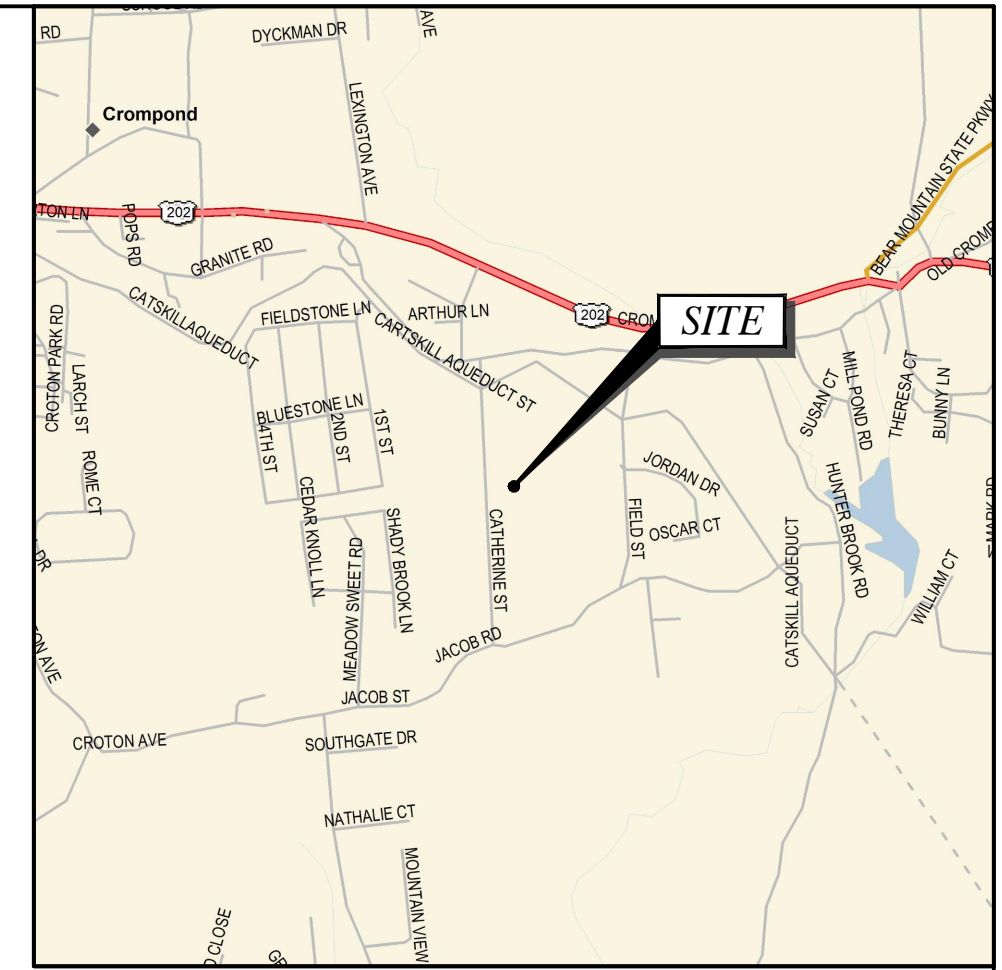
REVIEW PLAN SET
ISSUE DATE: 06/25/2021

DRAWING LIST

DWG. NO.	DRAWING TITLE
G-001	TITLE SHEET
PV-100	SITE PLAN
PV-200	CANOPY ELEVATIONS
PV-200.1	CANOPY ELEVATIONS

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- - - INDEX CONTOUR LINE
- - - CONTOUR LINE
- - - CHAIN LINK FENCE
- - - WROUGHT IRON FENCE
- - - CURB LINE
- - - EDGE OF CONCRETE
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - PAINTED TRAFFIC LINES
- - - SANITARY SEWER
- - - WATER (UNDERGROUND) (RECORD)
- - - STONE WALL
- - - TREE LINE
- - - BRUSH LINE
- - - STRUCTURE
- - - BOTTOM/TOP OF WALL ELEVATION
- - - SPOT ELEVATION
- - - UTILITY POLE
- - - CATCH BASIN
- - - MANHOLE (ELECTRIC)
- - - MANHOLE (SAN. SEWER)
- - - MANHOLE (TELEPHONE)
- - - MANHOLE (UNKNOWN)
- - - GAS VALVE
- - - WATER VALVE
- - - UNKNOWN VALVE
- - - HYDRANT
- - - SIGN
- - - SIGN (LARGE)
- - - LIGHT POST
- - - TREE

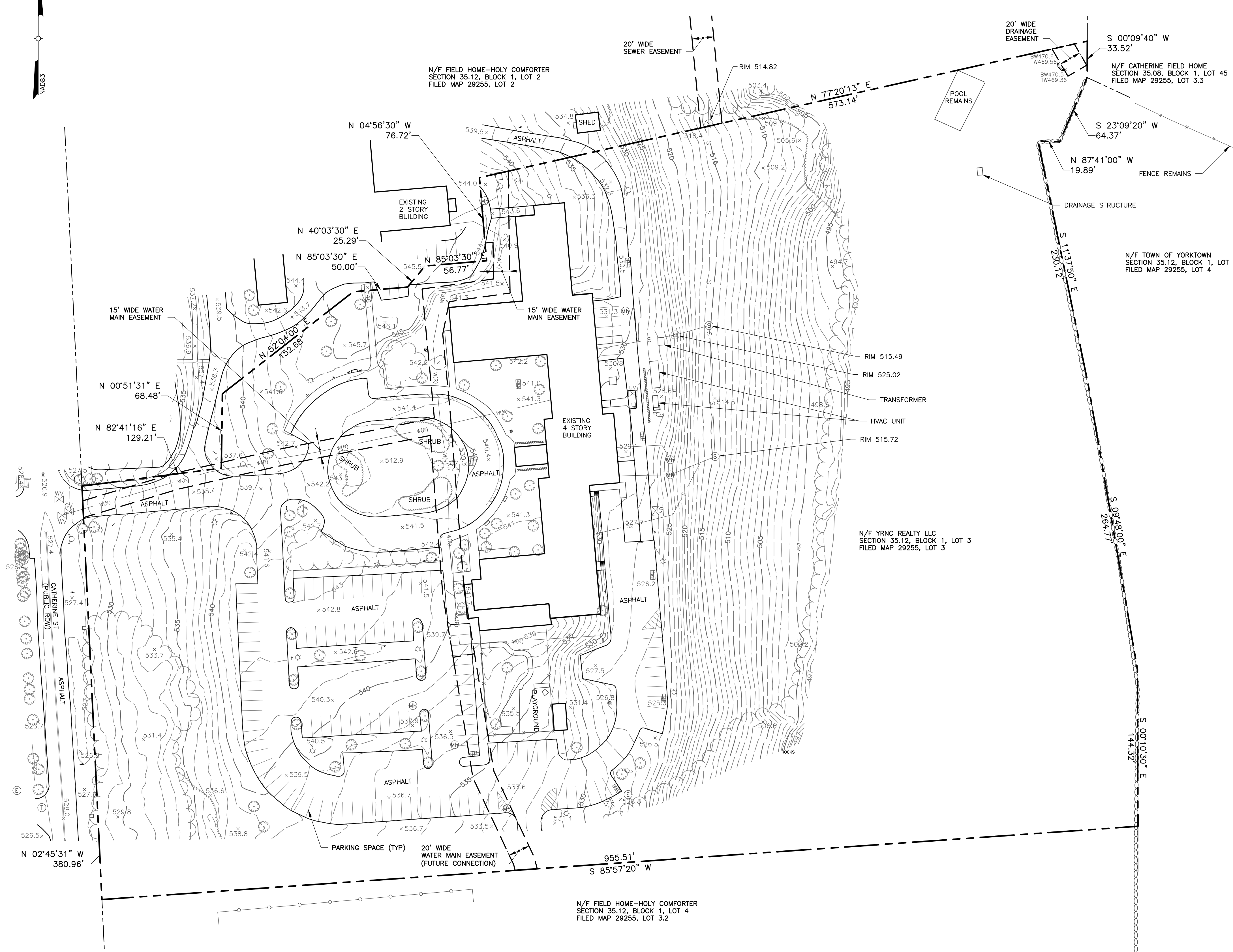
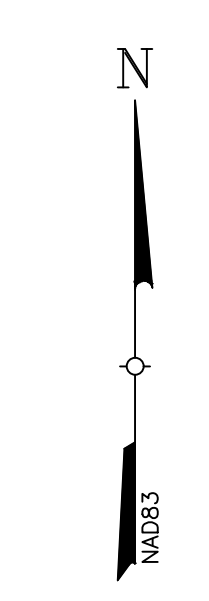


LOCATION MAP

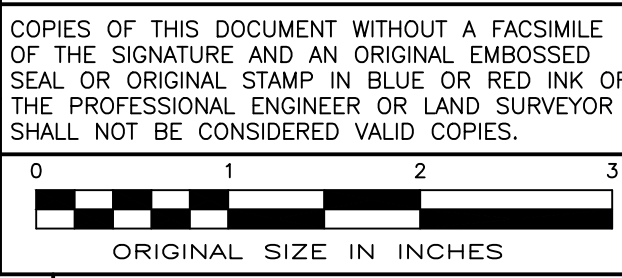
SCALE: 1" = 2000'

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 - (D) TITLE COMMITMENT PREPARED BY PRO TITLE USA AS TITLE NUMBER 626748, DATED 09/23/20.
6. AREA OF SUBJECT PARCEL: 12.845± ACRES.
7. THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE, COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING CONSULTANTS, GEOLOGISTS & LAND SURVEYORS, D.P.C. SHALL NOT BE LIABLE FOR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS SURVEY PLAT.
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11. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE TOWN OF YORKTOWN, COUNTY OF WESTCHESTER, STATE OF NY, COMMUNITY PANEL NO #36119C0036F, EFFECTIVE DATE OF 09/28/07. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
12. WETLANDS, IF PRESENT, HAVE NOT BEEN LOCATED OR SHOWN HEREON.



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Rev	Date	Revision	Approved	DRAWING CONTROL		
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				Purpose:	Released by:	Date:
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				<input type="radio"/> For Approval		
				<input type="radio"/> For Bid		
				<input type="radio"/> For Construction		

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 www.tectonicengineering.com

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY			
ECOGY NEW YORK VI LLC 2300 CATHERINE ST TOWN OF YORKTOWN, COUNTY OF WESTCHESTER NEW YORK			
Date 04/27/2021	Work Order 10734.YNH	Drawing No. SU-101	Rev 0
Scale 1" = 50'			

YORKTOWN RNC GROUND MOUNT SOLAR

697.9 KW-DC SOLAR PV SYSTEM
2300 CATHERINE STREET
YORKTOWN, NY 10598



ECOGY ENERGY

ECOGY ENERGY
315 FLATBUSH AVENUE #393
BROOKLYN, NY 11217
assetmanagement@ecogyenergy.com
(718)-304-0945

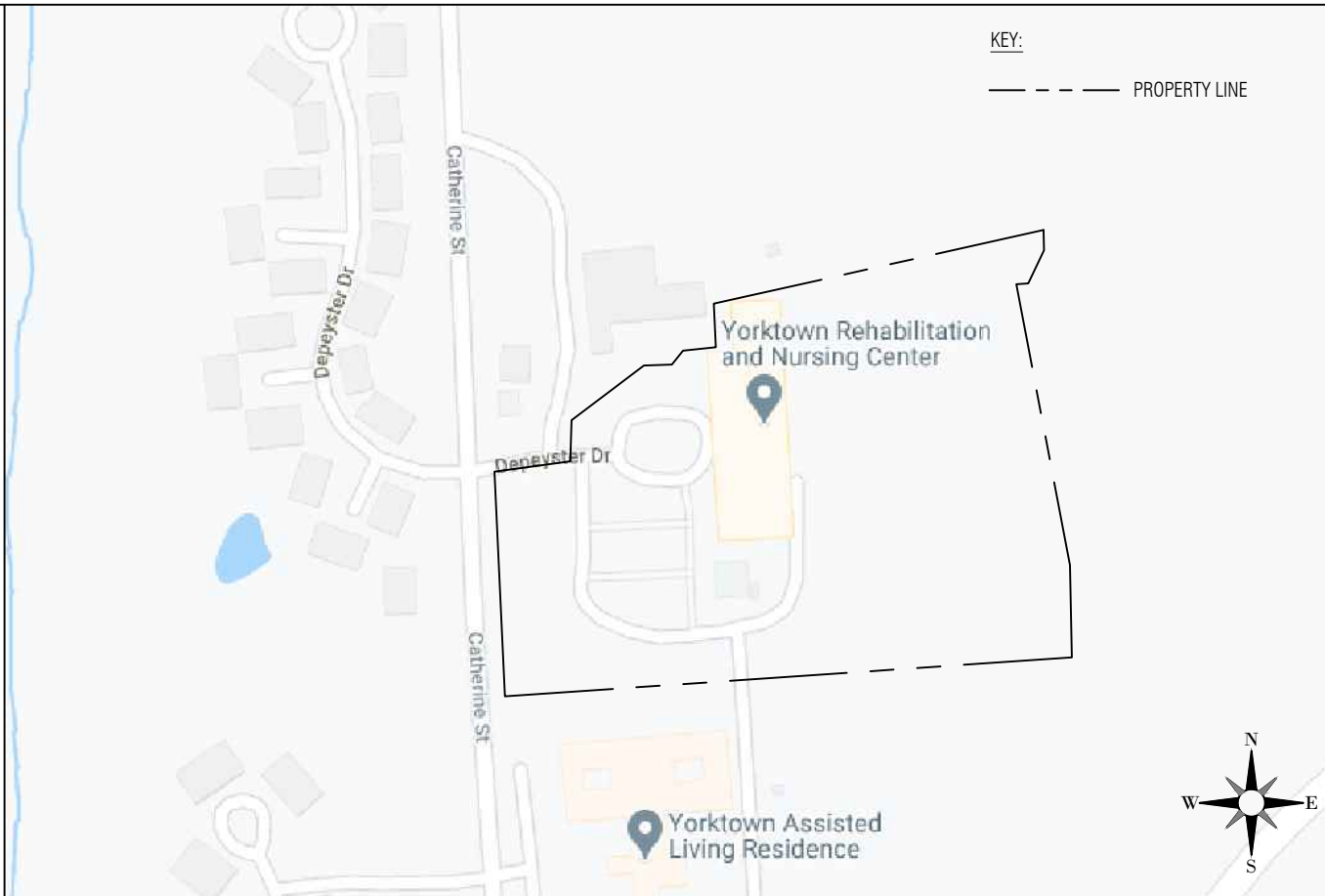
Project Name:
**YORKTOWN RNC
283.8 kW-DC PV SYSTEM
GROUND MOUNT**

Project Site:
**2300 CATHERINE STREET
YORKTOWN, NY 10598**

Account No: xxxxx
New Service Case #: xxxxx

LOCATION MAP
SCALE: NTS

SATELLITE MAP
SCALE: NTS



#	REVISION DESCRIPTION	DATE	BY

SCOPE OF WORK:

TO INSTALL A SOLAR PHOTOVOLTAIC (PV) SYSTEM LOCATED ON THE GROUND WITH THE POWER GENERATED BY THE PV SYSTEM WILL BE INTERCONNECTED WITH THE UTILITY GRID.

THE PV SYSTEM DOES NOT INCLUDE STORAGE BATTERIES.

SYSTEM SUMMARY:

283.8 kW DC / 259.8 kW-AC
TILT ANGLE = 20°
AZIMUTH = 178°

EQUIPMENT:

MODULES:
660 - HANWAH L-G3 430W
INVERTERS:
(6) - SOLAREEDGE SE43.3 K-US INVERTERS
RACKING:
T.B.D.
DAS:
ECOGY ECONODE

SITE SPECIFICATIONS:

WIND EXPOSURE:
CATEGORY X
DESIGN WIND SPEED:
XXX
GROUND SNOW LOAD:
XXX PSF
BUILDING OCCUPANCY:
XXX

Professional Stamp

SHEET NAME:

TITLE SHEET

PROJECT NUMBER: XXXX	DRAWN BY: DQP	CHECKED BY: ---
DATE: 06/25/2021	DWG. NUMBER: G-001	
SHEET NUMBER: - of -		

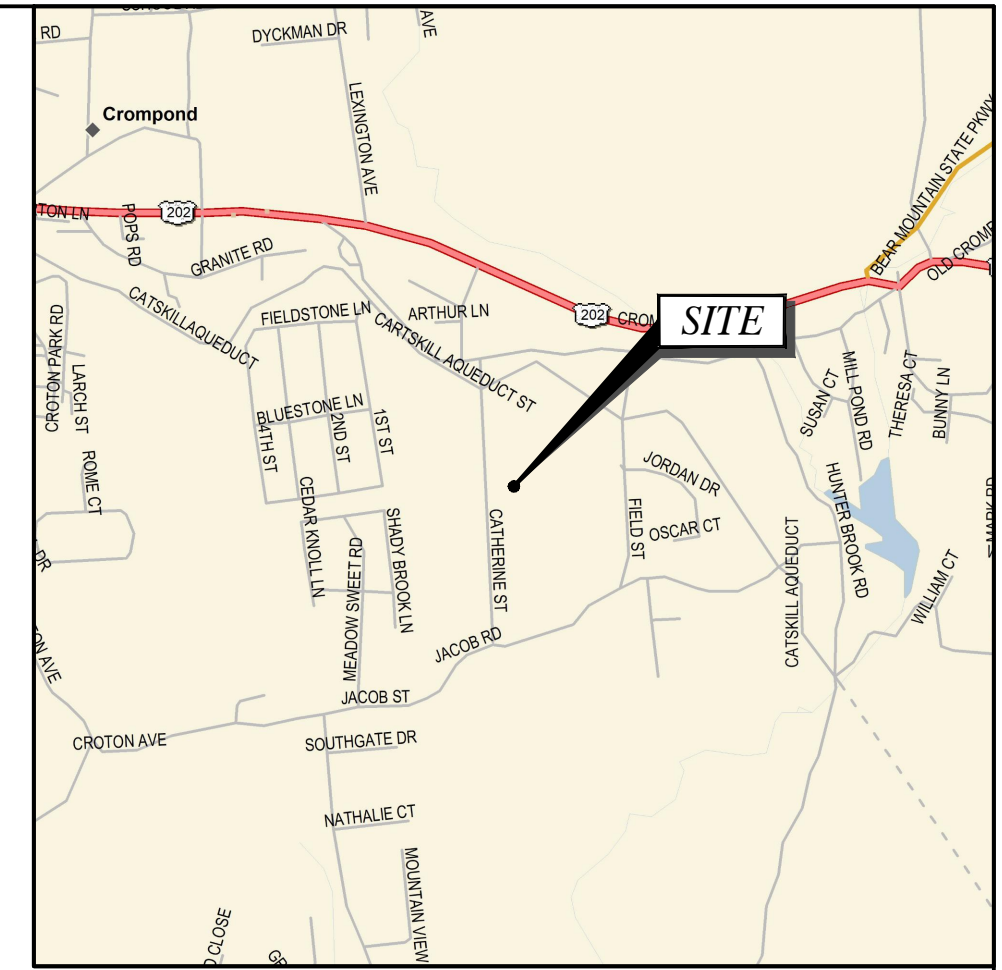
REVIEW PLAN SET
ISSUE DATE: 06/25/2021

DRAWING LIST

DWG. NO.	DRAWING TITLE
G-001	TITLE SHEET
PV-100	SITE PLAN
PV-200	GROUND MOUNT ELEVATION

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- - - INDEX CONTOUR LINE
- - - CONTOUR LINE
- - - CHAIN LINK FENCE
- - - WROUGHT IRON FENCE
- - - CURB LINE
- - - EDGE OF CONCRETE
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - PAINTED TRAFFIC LINES
- - - SANITARY SEWER
- - - WATER (UNDERGROUND) (RECORD)
- - - STONE WALL
- - - TREE LINE
- - - BRUSH LINE
- - - STRUCTURE
- - - BOTTOM/TOP OF WALL ELEVATION
- - - SPOT ELEVATION
- - - UTILITY POLE
- - - CATCH BASIN
- - - MANHOLE (ELECTRIC)
- - - MANHOLE (SAN. SEWER)
- - - MANHOLE (TELEPHONE)
- - - MANHOLE (UNKNOWN)
- - - GAS VALVE
- - - WATER VALVE
- - - UNKNOWN VALVE
- - - HYDRANT
- - - SIGN
- - - SIGN (LARGE)
- - - LIGHT POST
- - - TREE

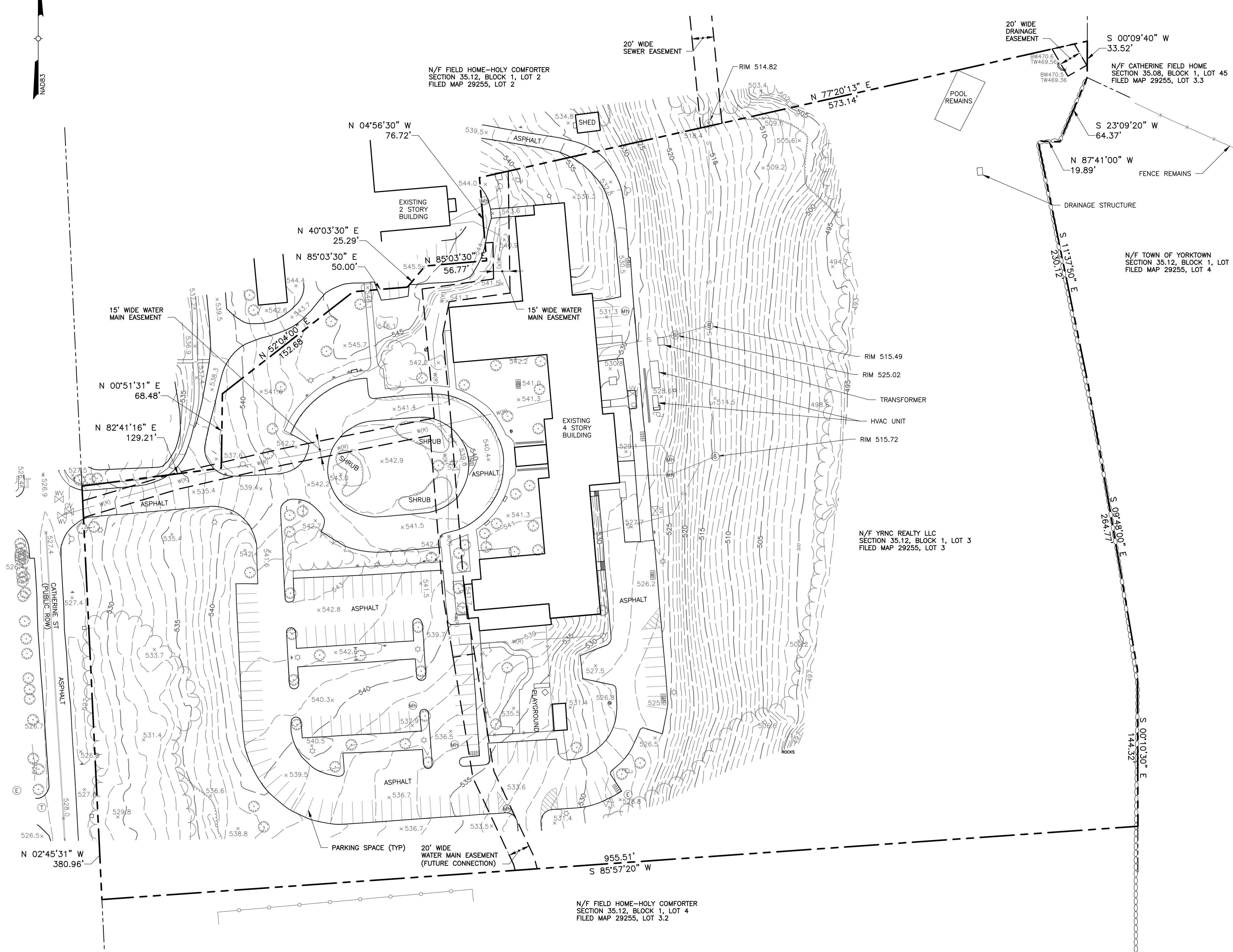
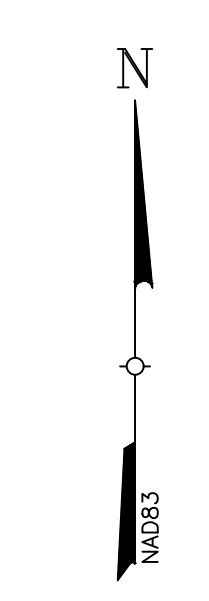


LOCATION MAP

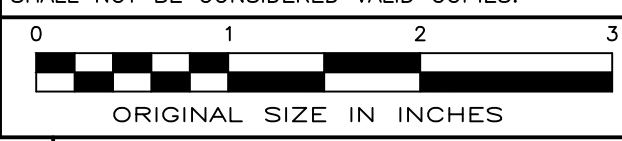
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Rev	Date	Revision	Approved
0	04/27/21	ISSUED	

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Designed by:	Drawn by:	Checked by:	
N/A	Ryon Dembeck	JK	
Purpose	Released by	Date	
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<input type="radio"/> For Approval			
<input type="radio"/> For Bid			
<input type="radio"/> For Construction			

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Date	Work Order	Drawing No.	Rev
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Scale		1" = 50'	