

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 VIDEO CONFERENCE

June 28, 2021

7:00 PM

This meeting will be broadcast Live on the Town's YGTV stations, Optimum channel 20 and FiOS channel 33, and on the Town's website at yorktownny.org/ygtv/live.

To participate in the video conference, please register in advance:

<https://us02web.zoom.us/meeting/register/tZcqD0itqj0oGtIGum55QInuJzJjWUphm2R8>

1. Correspondence
2. Meeting Minutes – June 14, 2021

WORK SESSION

3. **Grishaj Major Subdivision**

Discussion Subdivision

Location: 16.17-2-77; 3319 Stony Street

Contact: Site Design Consultants

Description: Proposed 10 lot subdivision on 8 acres in the R1-20 zone.

4. **Large-Scale Solar Power Generation System at Shrub Oak Plaza**

Discussion Amended Site Plan & Special Permit

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 three separate accessory canopy structures over existing parking.

5. **Old Hill Farm**

Discussion Site Plan & Special Permit

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

Contact: Bergmann

Description: Proposed 15.5 acre community solar farm on 19.40 acres in the R1-20 zone including tree removal, installation of ground mounted photovoltaic panels, an access road, electric utility upgrades, and perimeter fencing.

6. **2013 Crompond Road aka Acme Realty/Crompond Corner**

Discussion Proposed Mural

Location: 37.14-1-45

Contact: Howard Payson

Description: Proposed mural on the eastern wall of the existing building.

Last Revised – June 24, 2021

Correspondence

RECEIVED
PLANNING DEPARTMENT
JUN 24 2021
TOWN OF YORKTOWN

Christine Gogola
304 Osceola Road
Jefferson Valley, NY 10535

June 21, 2021

Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

Hello,

Director of Planning

I have sent several emails within the last two months regarding Osceola Road and I have yet to receive a response. Just in case your email has been down I have attached for your review.

Can you please advise on when we can get the paper portion of Osceola Road restored.

Thanks,


Christine Gogola

Osceola Road

From: Christine Gogola (christine.gogola@yahoo.com)

To: mslater@yorktownny.org

Bcc: eileenawallace@gmail.com; lcza226@optonline.net; yolanda.alexander25@gmail.com

Date: Wednesday, June 16, 2021, 12:57 PM EDT

Good Afternoon-

I would like to thank Mr. Paganelli for stopping by this morning and taking a look at the paper portion of Osceola Road. I did not get a chance to speak to him but I did email him.

As we all know my neighbors and I would like this area restored. The board attorney said that since the reserved strip and the paper portion of the road have not been used by the public and maintained by the town and there is no record of any dedication or acceptance Mrs. Hannsman could not access her property via Osceola Road. The planning board meeting where this was determined was April 12 and I did wait two weeks before I sent an email to see the process and time frame on when we can expect the applicant to restore as it was. I sent pictures of what it looked like before the applicant used a driveway permit clearly knowing that they would need a street opening permit. As I stated previously even their own attorney was under the impression they applied for a street opening permit as per their brief.

I have sent the planning director, town planner and yourself a few emails after the initial one sent on April 12 but I have not heard anything and we are approaching three months since the decision. Maybe my emails were overlooked because it is a busy time of year. I am so grateful that the Board Attorney took time to research all the information submitted by the Osceola Heights Community. I personally spent a lot of time researching this and it is rewarding that we were heard without having to involve a costly lawyer. It is a nice win for the "little person" and we should have the area restored to how it was.

Since this applicant did not follow the Town's comprehensive plan which guides development my property is at risk. My retaining wall is under 4 truck loads of fill and most likely has been structurally compromised. The drainage from the road is horrible since the retaining wall removed consisted of a drainage pipe. Every rain storm my front lawn saturates and I have to put sand bags or dam barriers so water does not enter my home. Three 75 to 100 foot trees that were tagged to be removed were stripped down to their roots and pose a threat to my family and my home. The applicant needs to get these trees looked at by an arborist to ensure our safety.

I do not think it is unreasonable to have the area restored as work should have not been done prior to planning board approval. If they are not made to restore it will set precedent that any developer can ruin property that does not belong to them with no consequence. If that happens then there is no such thing as a comprehensive plan to guide development it will just be a free for all.

I hope that we will get an answer soon to when this will be restored. I have registered to speak at the next Town Board meeting about this and I have reached out to the local newspaper where he said he would gladly listen to my story but that is a route that I really do not want to follow but without an answer I really do not know where to turn. It would be a great story because it shows how the government listens to its constituents but as of now there is no follow through to help the residents get the area restored.

Yorktown is my home and I am extremely happy here so I know this is something that was just overlooked and will be addressed.

I would also like to inquire on how we can get the paper portion of the road abandoned or at least a legal note addressing this on town record so we do not have to deal with this applicant trying this again a few years down the line with new administration.

Thank you for listening and looking forward to our road being restored.

Best,
Christine Gogola

Re: Osceola Road

From: Christine Gogola (christine.gogola@yahoo.com)

To: dpaganelli@yorktownny.org

Bcc: yolanda.alexander25@gmail.com; eileenawallace@gmail.com; lcza226@optonline.net

Date: Wednesday, June 16, 2021, 09:59 AM EDT

Sorry I missed you this AM. Thank you for coming and taking a look at the road.

Please keep us updated when the applicant will be restoring the property.

I made my neighbors aware and we are all excited to have our street returned to the way it was.

Your help is very appreciated and your professionalism in responding is refreshing as compared to other town officials.

Thanks, Christine

On Monday, June 14, 2021, 03:09:44 PM EDT, Christine Gogola <christine.gogola@yahoo.com> wrote:

Thank you so much for returning my call and listening to my concerns. It has been very frustrating for me trying to get an answer on the time frame of getting the "paper road" restored.

The pictures attached is what the area looked like before any work was done and we hope that it will look like this once again.

Currently my retaining wall is under 4 truck loads of fill which I hope has not been structurally compromised.

Also drainage from the road is horrible since the retaining wall with the drainage pipe was removed. Every rain storm my front lawn saturates.

Also the three 75 to 100 foot trees that were tagged to be removed and that were stripped down to their roots should be looked at by an arborist. The trees were compromised and we need to be sure they pose no threat to any of our homes.

I do not think it is unreasonable to have the area restored as work should have not been done prior to planning board approval.

Looking forward to your visit tomorrow.

Thanks, Christine

----- Forwarded Message -----

From: Christine Gogola <christine.gogola@yahoo.com>

To: John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>; Matthew Slater <m Slater@yorktownny.org>

Sent: Monday, June 7, 2021, 02:39:51 PM EDT

Subject: Fw: Osceola Road

Good Afternoon-

I have yet to receive a reply to what we can expect to happen on Osceola Road. There are applications under the public hearing section of your website that are two years old. We should not have to wait any longer to have our property restored. The difference between the Hannsman application and the others sitting on the agenda is that

work was actually done. They altered property that did not even belong to them. As I stated previously the retaining wall on my property, which they did not take down is being destroyed by the 4 truckloads of fill covering it as well as a black tarp hugging the entire length of it. A large pile of dirt has drifted onto my property line. This has clearly taken away from my property value. 75 to 100 foot trees were stripped down to their roots. When they fall my family is at risk. Anyone can drive down the altered strip of land and become seriously injured because there is no barrier. This is not responsible development by the applicant and we as property owners are entitled to that.

The Town attorney said that the applicant had no access to her property via Osceola Road. Even their title company said that 304 Osceola Road owns out to the midpoint of the road. Why is there a delay?

At the end of the day this is just a job for you but at the end of every day I have to come home to this mess. I understand that the planning board has a responsibility to entertain applications but you also have a responsibility to the public when an applicant crossed the line. As a real estate agent and a professional engineer, Ms. Hannsman and Mr. Mastromonaco clearly knew a driveway permit did not allow for the work they did. Even their own attorney is under the impression as per the brief submitted that they applied for a street opening permit.

I do hope to have an answer and restoration by July 4th weekend as that would be one year from the start of this mess.

I do look forward to getting a reply.

Regards,

Christine Gogola

----- Forwarded Message -----

From: Christine Gogola <christine.gogola@yahoo.com>

To: Matthew Slater <m Slater@yorktownny.org>; John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>

Sent: Wednesday, May 19, 2021, 11:30:43 AM EDT

Subject: Re: Osceola Road

Good Morning-

Unless you understand how to navigate town code it is somewhat confusing. From what I read it seems that 50 days is the magic number. Is it 50 calendar days which would mean we are on day 37 or 50 business days which would put us at 27 days of the PIH on April 12? Are we waiting to see if there will be an application disapproval before we can get the area restored? According to code 2057B the sign cannot be removed unless the application is deemed inactive.

Under Code 225-3 this eyesore is clearly depreciating all our property values.

Can someone explain the time frame please ?

Best, Christine

On Monday, May 10, 2021, 03:53:58 PM EDT, Christine Gogola <christine.gogola@yahoo.com> wrote:

Hi-

The most frustrating part of this whole ordeal was not knowing. I am grateful that the Town Attorney researched our concerns.

It has been a month and I did ask planning what the time frame is on getting our road restored and have not heard back. I would gather because they do not know. I do understand that they will appeal but in the meantime can we expect this to be restored to how it was?

Do you know as Town Supervisor what the process is in regards to time? Can we get the planning board signed remove as well?

Appreciate any information you can give me on this because as I said not knowing is so stressful.

Many thanks, Christine

----- Forwarded Message -----

From: Christine Gogola <christine.gogola@yahoo.com>

To: John Tegeder <jtegeder@yorktownny.org>; Robyn Steinberg <rsteinberg@yorktownny.org>

Sent: Wednesday, April 28, 2021, 11:23:39 AM EDT

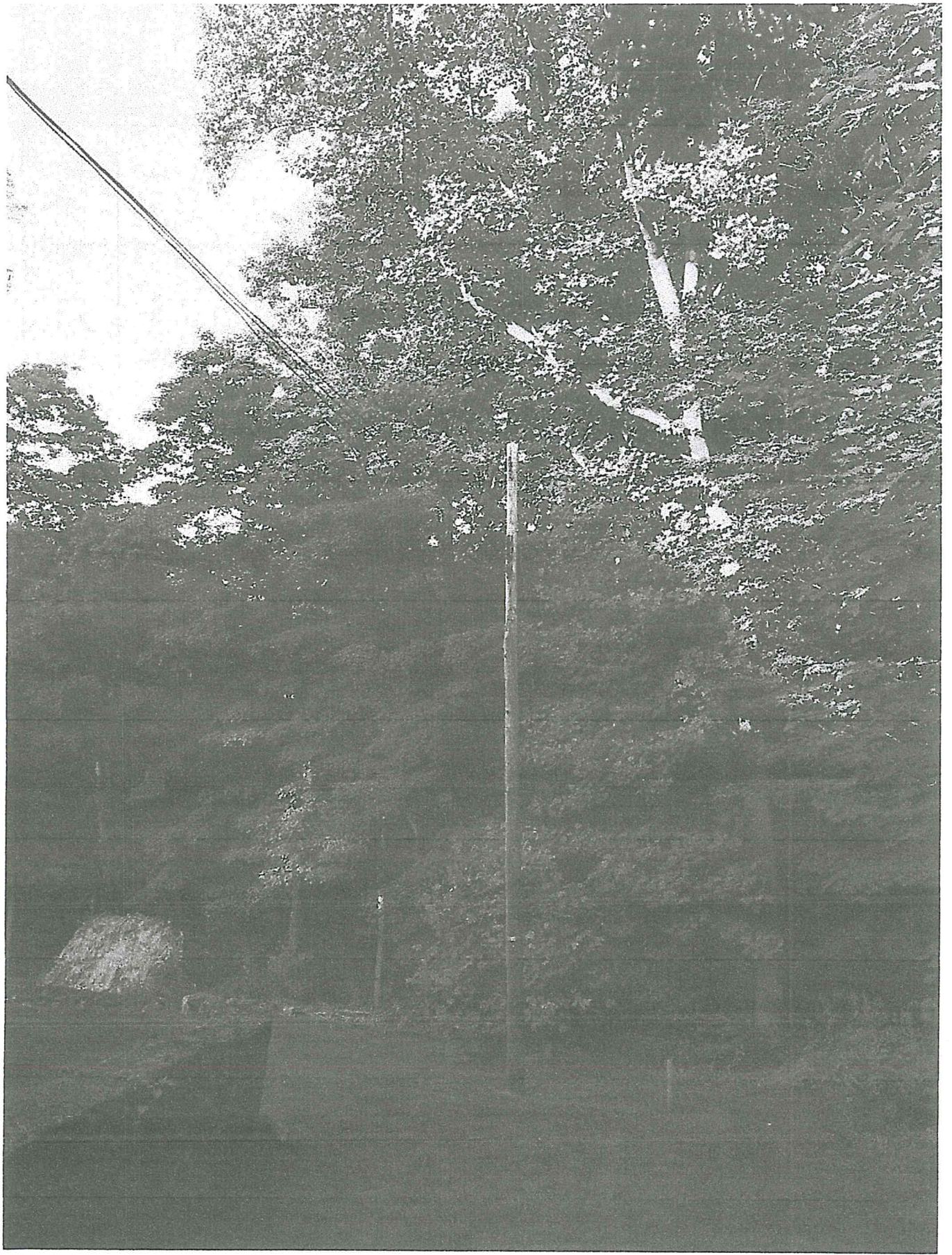
Subject: Osceola Road

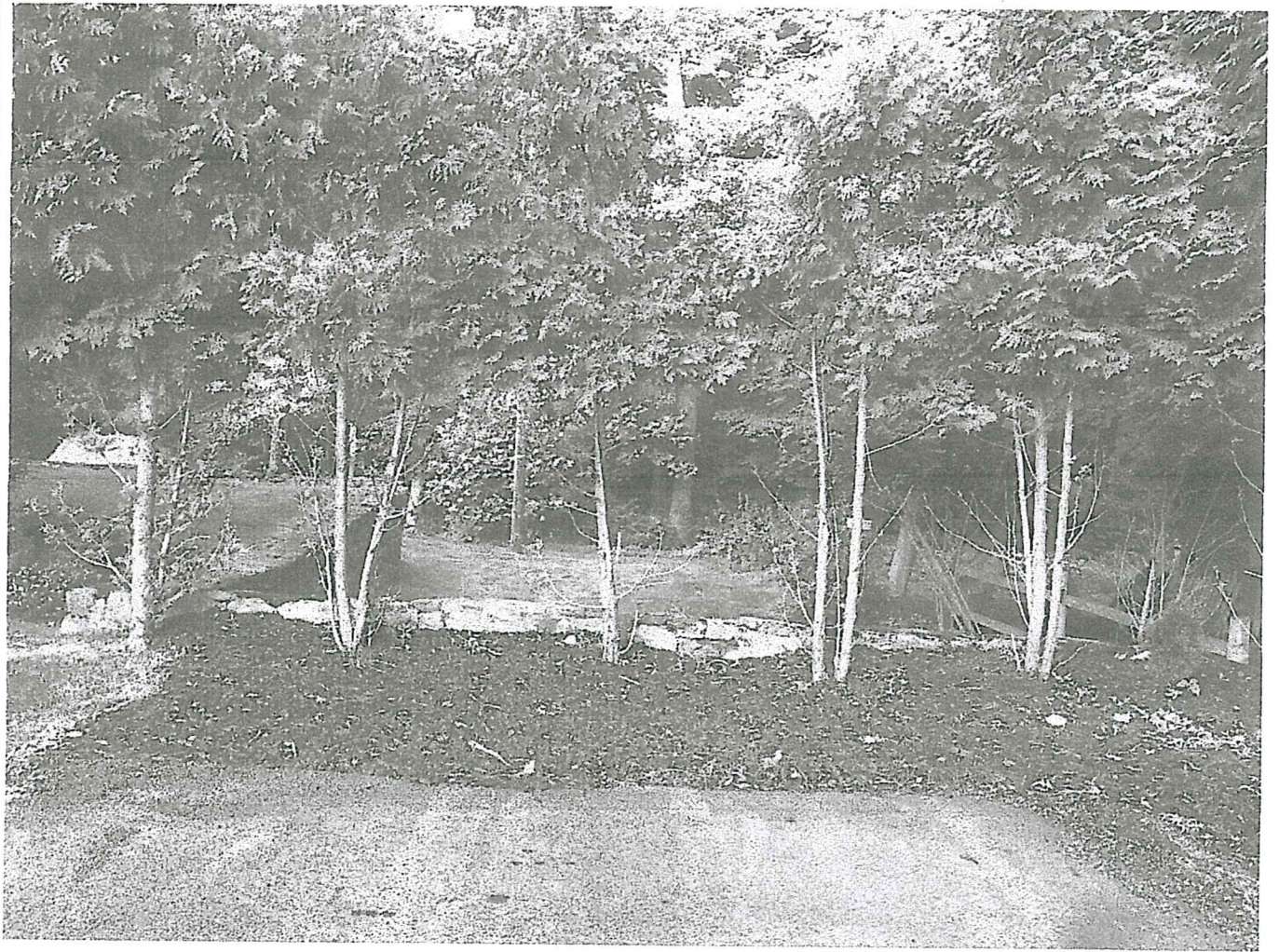
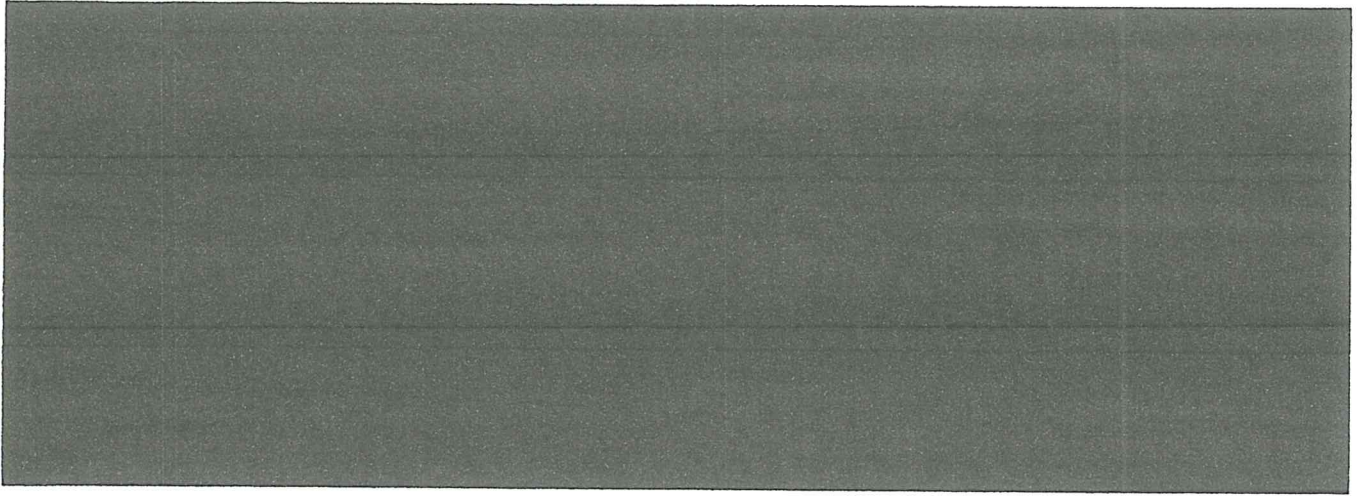
Good Morning-

At the April 12 planning board meeting it was stated that the applicant did not have access rights onto Osceola Road. As Mr. Fon said the area looked like a dumping ground. We have had to endure this unpleasant site for the past 10 months I have attached a few pictures of what it looked like before the applicant took down the wall. When can we expect this to happen? Can we expect the three to four truck loads of fill to be removed? Half my retaining wall is under that fill. The part of my retaining wall not under the fill is covered by black tarp. Do not think the moisture that is trapped between the wall and the tarp is a good thing. This has been an arduous process and we are very ready for the area to be restored. Can you please advise on the time frame?

Many thanks, Christine









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: 650 Pines Bridge Road

The Conservation Board at its 6/16/2021 meeting discussed subdividing a property located at 650 Pines Bridge Road into three (3) lots and the required mitigation with applicant Alex Cochran. The Board has the following comments:

- The Board was satisfied with the level of thought that went into the plan, but questioned why the developer is removing the trees when there is no site plan approval. The removal of the trees in a specific area as shown on the plans seems premature without knowing the potential need of the building site. Clearing these areas limits the saving of specimen trees. The developer indicated that the future owners if they wanted to alter the plan would need to seek new approval. The Board is not in favor of removal of the trees as shown for the building site. If the site is divided and building sites receive site plan approval as shown on the plan, the mitigation is acceptable. The Board recommends only dead and damage trees be removed at this time.
- The Board is satisfied with the removal of invasive the species suggested. The Board requests areas where invasive species are cleared and grubbed; be stabilized to prevent erosion.

Respectfully submitted:

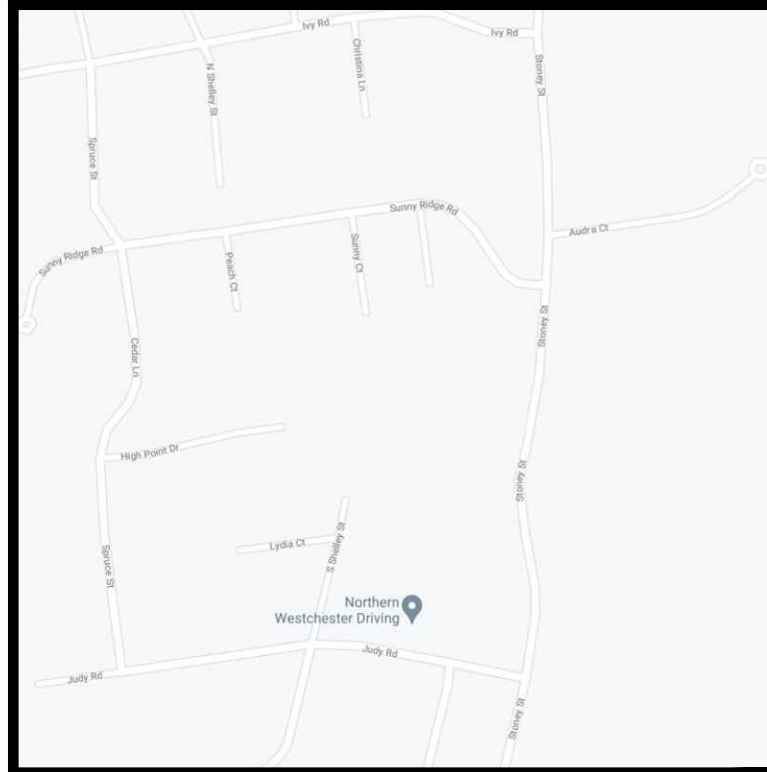
Diane Dreier

For the Conservation Board

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

Draft Minutes

Grishaj Subdivision



LOCATION MAP
NOT TO SCALE

ZONING SCHEDULE:

ZONING DISTRICT:		R1-20, SINGLE FAMILY RESIDENTIAL										
DIMENSIONAL REGULATIONS:	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	VARIANCE REQUIRED
MINIMUM SIZE OF LOT:												
MINIMUM LOT AREA:	20,000 SF.	22,265 SF.	21,188 SF.	29,393 SF.	36,631 SF.	31,768 SF.	21,565 SF.	20,805 SF.	21,000 SF.	20,527 SF.	20,479 SF.	NONE
MINIMUM LOT WIDTH:	100 FT.	105 FT.	105 FT.	108 FT.	129.28 FT.	149.4 FT.	113.68 FT.	104.76 FT.	105.02 FT.	198.24 FT.	188.53 FT.	NONE
MINIMUM LOT DEPTH:	100 FT.	208.16 FT.	190.43 FT.	190.43 FT.	188.69 FT.	178.92 FT.	178.92 FT.	178.92 FT.	104.99 FT.	103.34 FT.	103.34 FT.	NONE
MINIMUM ROAD FRONTAGE:	100 FT.	105 FT.	116.47 FT.	60 FT.	285.21 FT.	239.16 FT.	80.42 FT.	113.87 FT.	105.02 FT.	293.15 FT.	297.6 FT.	NONE
MINIMUM YARD DIMENSIONS:												
PRINCIPAL BUILDING:												
FRONT YARD SETBACK:	40 FT.	67.13 FT.	60.9 FT.	94.4 FT.	96.7 FT.	80.9 FT.	48.8 FT.	75.9 FT.	69.5 FT.	46.2 FT.	48 FT.	NONE
REAR YARD SETBACK:	40 FT.	115 FT.	95.1 FT.	76.1 FT.	71.9 FT.	73 FT.	88.8 FT.	96.4 FT.	101.2 FT.	31.3 FT.	31.5 FT.	NONE
ONE SIDE YARD SETBACK:	15 FT.	15.1 FT.	15.5 FT.	18.3 FT.	27.3 FT.	33.3 FT.	22.4 FT.	16.3 FT.	15.1 FT.	58.8 FT.	55.2 FT.	NONE
COMBINED SIDE YARD SETBACK:	40 FT.	40.7 FT.	40.7 FT.	51.9 FT.	61.3 FT.	70.8 FT.	48.6 FT.	41 FT.	40.7 FT.	131.3 FT.	72 FT.	NONE
MAXIMUM % OF LOT TO BE OCCUPIED:												
PRINCIPAL BUILDING COVERAGE:	20% OF LOT AREA	7.4% OF LOT AREA	7.8% OF LOT AREA	5.6% OF LOT AREA	4.5% OF LOT AREA	5.2% OF LOT AREA	7.7% OF LOT AREA	8.0% OF LOT AREA	7.9% OF LOT AREA	8.1% OF LOT AREA	8.1% OF LOT AREA	NONE
MAXIMUM HEIGHT:												
PRINCIPAL BUILDING - FEET:	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	NONE
PRINCIPAL BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	NONE
ACCESSORY BUILDING - FEET:	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	35 FEET	NONE
ACCESSORY BUILDING - STORIES:	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2	NONE

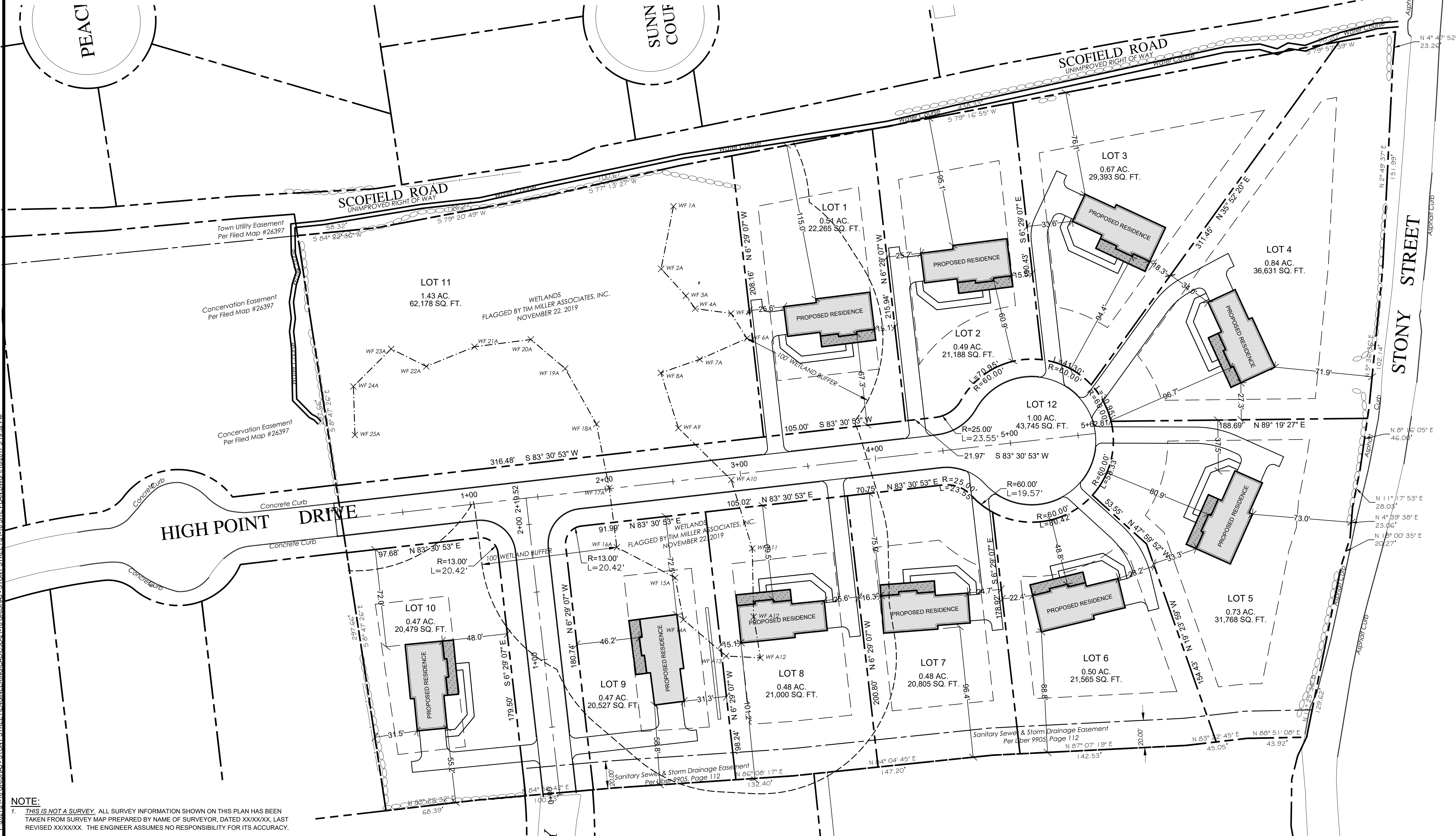
WETLAND DISTURBANCE:

	PROPOSED		PROPOSED MITIGATION CREATED WETLAND
	DISTURBANCE	IMPERVIOUS	
WETLAND	7,639 SF	2,585 SF	xxx SF
100' WETLAND ADJACENT AREA	59,999 SF	21,408 SF	

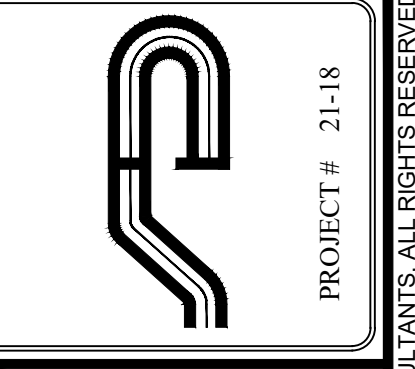
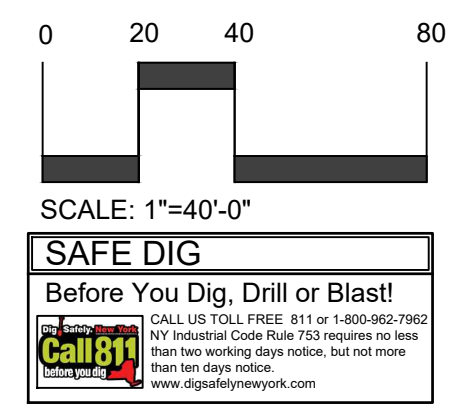
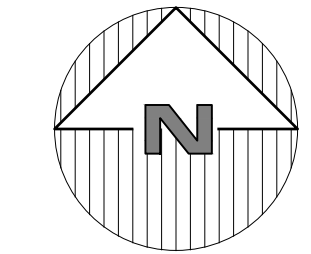
SITE DATA:

OWNER / DEVELOPER: NIKOLLA GRISHAJ
11 MUDROCK ROAD
NEW CITY, NY, 10596
3319 STONY STREET
YORKTOWN, NY, 10598

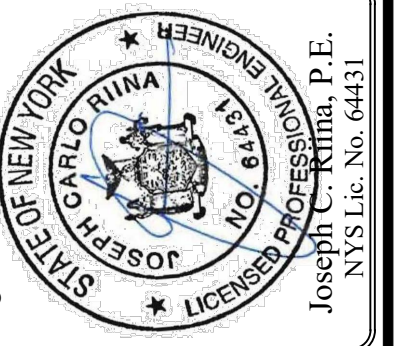
PROJECT LOCATION: R1-20, RESIDENTIAL
PROPOSED USE: R1-20, RESIDENTIAL DESCRIPTION
TOWN TAX MAP DATA: SECTION 16.17, BLOCK 2, LOT 77
SITE AREA: 8.07 ACRES (351,544 SF)
SEWAGE FACILITIES: PUBLIC SEWERS
WATER FACILITIES: PUBLIC WATER FACILITIES



NOTE:
1. THIS IS NOT A SURVEY. ALL SURVEY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM SURVEY MAP PREPARED BY NAME OF SURVEYOR, DATED XXXXXX, LAST REVISED XXXXXX. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



Site Design Consultants
Civil Engineers • Land Planners
251-J Underhill Avenue, Yorktown Heights, NY 10598
(914) 962-4488 - Fax: (914) 962-7386
www.sitedesignconsultants.com



Revisions:	No.	Date	Comments

SCALE: 1" = 40'
DRAWN BY: TK
DATE: 5/7/21

SITE PLAN

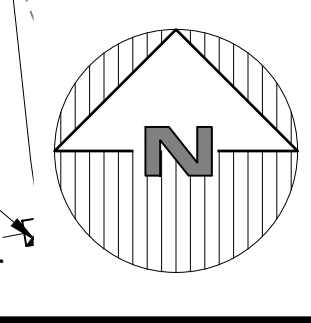
SITE PLAN PREPARED FOR
NIKOLLA GRISHAJ
3319 STONY STREET
Town of Yorktown, Westchester County, New York

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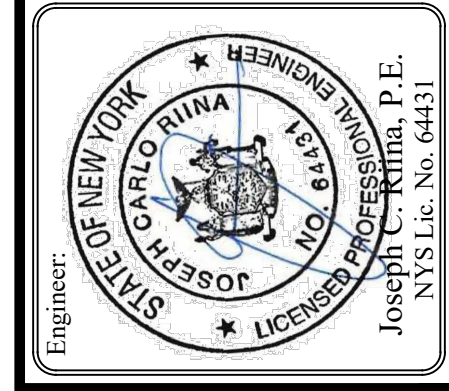


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 www.sitedesignconsultants.com



Revisions:	No.	Date	Comments

SCALE:	1" = 30'
DRAWN BY:	TK
DATE:	5/7/21

EXISTING CONDITIONS PLAN

SITE PLAN PREPARED FOR
NIKOLLA GRISHAJ
 3319 STONY STREET
 Town of Yorktown, Westchester County, New York

PROJECT # 21-18

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Site Design Consultants

Civil Engineers • Land Planners

May 12, 2021

Ms. Robyn Steinberg, AICP
Town Planner - Town of Yorktown
Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN

Re: Nikolla Grishaj
Subdivision of 3319 Stoney Street
Scofield Road and Stoney Street
SBL 16.17-2-77

Dear Robyn:

Ciarcia Engineering was the original company to begin this subdivision process for this project. It has recently been transferred to our office. We are therefore submitting applications and plans under Site Design Consultants which is to replace all previously submitted documents. Submitted fees still apply.

Enclosed please find the following items being submitted for distribution and discussion at the Planning Board Meeting.

- Application for Major Subdivision;
- Short EAF;
- MS4 Application;
- Five sets of plans titled "Site Plan Prepared for Nikolla Grishaj," Sheets 1-3 of 3, dated 5/7/2021.

Please add this project to the agenda for the Planning Board Meeting of May 24. Please contact me if you have any questions. Thank you.

Yours Truly,


Joseph C. Riina, P.E.

JCR / cm / sdc 21-18

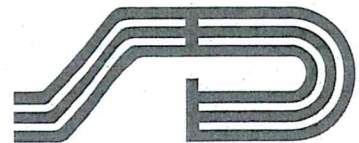
251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



**TOWN OF YORKTOWN
PLANNING BOARD**

RECEIVED
PLANNING DEPARTMENT

MAY 12 2021

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

TOWN OF YORKTOWN

**APPLICATION FOR
APPROVAL OF A MINOR SUBDIVISION PLAT OR
PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT**

Date April, 16, 2021

1. Name of Project: Stony Street Subdivision

2. Tax Map Designation: Section 16.17 Block 2 Lot 77

3. Zone: R1-20 Acreage: 8.070

4. Total number of lots proposed: 10

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

Applicant proposes to extend High Point Drive to serve 10 new building lots. The extended road will also be connected to Shelley Street.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name Nikolla Grishaj

Firm _____

Address 11 Murdock Road, New City, NY 10956

Phone 845-406-0426

Fax _____

Email ndgassoc1953@aol.com

8. Owner of Record

Name Same

Firm _____

Address _____

Phone _____

Fax _____

Email _____

9. Attorney

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

10. Engineer

Name Joseph C. Riina, P.E.
Firm Site Design Consultants
Address 251-F Underhill Avenue, Yorktown Heights, NY 10598
Phone 914-962-4488
Fax 914-962-7386
Email jriina@sitedesignconsultants.com
Lic. No. 64431

11. Surveyor

Name Dan Merritts
Firm T.C. Merritts Land Surveyors
Address 394 Bedford Road, Pleasantville, NY 10570
Phone 914-769-8003
Fax _____
Email daniel@tcmerritts.com
Lic. No. _____

12. Architect

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

13. Wetland Scientist/Specialist

Name Steve Marino
Firm Tim Miller Associates
Address 10 North Street, Cold Spring, NY 10516
Phone (845) 265-4400
Fax (845) 265-4418
Email smarino@timmillerassociates.com

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: _____
- 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>Lakeland SD</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Mohegan FD</u>	Sewer District	<u>Peekskill</u>

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

A Long Form/Full EAF with the original signature of the applicant must be attached to this application when submitted. The signature of the applicant's design professional or attorney is not acceptable.

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.

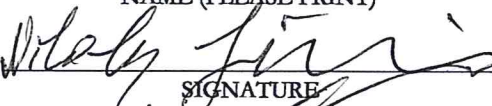
The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said 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.

This application shall be considered officially submitted when all plans and date required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

Applicant

Nikolla Grishaj

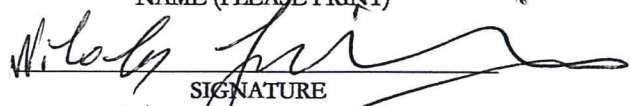
 NAME (PLEASE PRINT)


 SIGNATURE
 4/24/2021

 DATE

Owner of Record

NIKOLLA GRISHAJ

 NAME (PLEASE PRINT)


 SIGNATURE
 4/24/2021

 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 Rockland ~~WESTCHESTER~~ SS. :

Nikolla Grishaj, 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.

Nikolla Grishaj

Sworn before me this 24th date of April, 2021

[Signature]
Notary Public

Lisa R. Mills
Notary Public, State of New York
No. 6309372
Rockland County
Commission Expires August 11, 2022

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.

[Signature]

Sworn before me this _____ date of _____, 20 _____

Notary Public

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, being duly sworn, deposes and says that he is the agent named in the foregoing application for _____ and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.

W. Lally

Sworn before me this _____ date of _____, 20__

Notary Public

F:\Office\WordPerfect\APPLICATION FORMS\APPMIN.wpd
Last updated: December 2011

617.20
Appendix B
Short Environmental Assessment Form

RECEIVED
PLANNING DEPARTMENT
MAY 12 2021
TOWN OF YORKTOWN


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			
Stony Street Subdivision			
Name of Action or Project: Stony Street Subdivision			
Project Location (describe, and attach a location map): 3319 Stony Street; SBL 16.17-2-77			
Brief Description of Proposed Action: Applicant proposes to extend High Point Drive to service 10 new building lots. Town water and sewer. The extended road will also be connected to Shelly Street.			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: jriina@sitedesignconsultants.com	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
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 governmental Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		8.070 acres	
b. Total acreage to be physically disturbed?		4.38 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.070 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<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: <u>All new construction will be in accordance with NYS Code.</u>	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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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?	NO	YES	
	<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: _____ <u>There will be an encroachment in the wetland which the proposal will include offsetting mitigation.</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <u>Stormwater management will be on-site.</u>			

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: <u>Joseph C. Riina</u>	Date: <u>5-12-2021</u>	
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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

**TOWN OF YORKTOWN - ENGINEERING DEPARTMENT
MS4 STORMWATER MANAGEMENT PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

Section 16.17

RECEIVED
PLANNING DEPARTMENT

Block 2

MAY 12 2021

Lot # 77

TOWN OF YORKTOWN

Approval Authority: TE [] PB [] TB []

Application #: _____

Date Received: _____

Date Issued: _____

Date Expires: _____

Fee Paid: \$ _____

Job Site Address: 3319 Stony Street

City/State/Zip: Yorktown Heights, NY

10598

NOTE: Application, Fee, Short/Long Form EAF, Map/Survey to be submitted to the Engineering

APPLICANT:

YOUR NAME: Nikolla Grishaj

COMPANY: _____

ADDRESS: 11 Murdock Road

New City, NY ZIP 10596

PHONE: (845) 406-0426

EMAIL: ndgassoc1953@aol.com

OWNER:

YOUR NAME: Same

COMPANY: _____

ADDRESS: _____

_____ ZIP _____

PHONE: (_____) _____

EMAIL: _____

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

Select One	Type	Approval Authority	Cost
<input type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit (Administrative)	Town Engineer	\$800.00
<input checked="" type="checkbox"/>	Wetland/Watercourse/Buffer Area Permit	Town Board/Planning Board	\$1,800.00
<input type="checkbox"/>	Renewal of Wetlands/Watercourse/Buffer Area Permit (1 Year)	Town Engineer	\$150.00
<input type="checkbox"/>	MS4 Stormwater Management Permit (Administrative)	Town Engineer	\$300.00
<input checked="" type="checkbox"/>	MS4 Stormwater Management Permit	Town Board/Planning Board	\$1,500.00
<input type="checkbox"/>	Renewal of a MS4 Stormwater Management Permit (1 Year)	Town Engineer	\$150.00
<input checked="" type="checkbox"/>	Tree Permit	Town Engineer	\$0.00

Application fees are doubled with issuance of a Stop Work Order/Notice of Violation as per Town Code.

PROPOSED ACTIVITY - If not located in wetland/wetland buffer (skip to 2b)

1. Description of wetlands (check all that apply):

a. Lake/pond

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

Control area of lake/pond

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>

b. Stream/River/Brook

Control area of stream/river/brook

c. Wetlands

Control area of wetlands

2a. Description of activity in the wetland and/or wetland buffer. Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

Applicant proposes to construct a new Town road and new residences within a wetlands and wetlands buffer. Wetlands mitigation is proposed to address the impact of the proposed activities.

2b. Stormwater/Excavation - Description of proposed activity:

Applicant proposes to construct a ten (10) lot residential subdivision. Improvements consist of ten (10) new homes, extensions of existing Town roads, watermain extension, sewer extension, drainage improvements, and stormwater management practices.

3. Tree Removal:

Amount of trees and/or stumps to be removed: TBD

Sizes; approximate DBH: _____

Species of trees to be removed (i.e. Birch, Spruce - if known): _____

Reason for removal: _____

Trees marked in field (trees must be marked prior to inspection): Yes: No:

Tree removal contractor: _____

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

4. PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the PROPERTY OWNER is to complete, sign and date this authorization:

I, _____ hereby authorize _____ to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: *Dilaly Jiri*

Date: 4/24/2021

No application will be processed without the above-mentioned, required information.

GENERAL CONDITIONS

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit.
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Nikolla Grishaj

PRINT NAME



SIGNATURE OF APPLICANT

04/24/2021

DATE

Shrub Oak Plaza

Solar

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

TOWN OF YORKTOWN

To: Yorktown Planning Board
From: Yorktown Tree Conservation Advisory Commission (TCAC)
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

FROM: Ecogy Energy

TO: Town of Yorktown Planning Board

DATE: June 1, 2021

RE: Additional Materials for Large-Scale Solar Power Generation System at Shrub Oak Plaza

Ecogy Energy would like to take this opportunity to address a number of questions and concerns raised by the Planning Board at the February 8th, March 8th, and March 22, 2021 Planning Board Meetings, and feedback received during a phone call with Robyn Steinberg and John Tegeder on April 21, 2021. Ecogy is submitting additional materials along with this letter and hopes to present this information to the Board during the upcoming Work Session of the Planning Board on June 14, 2021.

Ecogy is proposing a rooftop and parking lot canopy solar photovoltaic project at 1426 E Main Street. In response to previous submission from Ecogy, a series of questions were raised regarding the design and impacts of this project. Ecogy's understanding of the comments received is outlined below as a list of concerns. To address each concern, Ecogy has provided additional information as found after each. For general reference, please review the updated site plan and canopy profile drawings included with this letter.

Concern 1: Canopy Foundation Location

The Board requested that Ecogy provide more detail about the disturbance created by the foundations of each canopy structure, particularly the footings for Canopy #4 within the unpaved surface near the wetlands on the property.

Ecogy Response: The majority of the disturbance created during construction will be contained within the paved parking areas, with the exception of one underground trench and the foundations for Canopy #4. The foundations for Canopy #4 have been sited outside of the paved area to avoid conflict between the spacing between support columns and the existing parking lot spaces. Ecogy's engineering team has calculated the disturbance to be as follows for the canopy foundations and trenching for underground electric lines between the canopies: 650 square feet of paved asphalt surface area and 200 square feet of unpaved/grassy areas will be disturbed during construction of the parking lot canopies.

Please note, Ecogy is awaiting final designs from the canopy racking manufacturer, which will confirm the number and size of the foundations. The numbers relayed above are conservative and final engineering designs will only cause the numbers to decrease.

Concern 2: Aesthetic Impacts

The Board raised concerns about the siting of a canopy structure along E Main Street.

Ecogy Response: Ecogy recognizes there is a residential zone across E Main Street from the subject property and that the visual impact of the parking lot canopies should be mitigated. For this reason, Ecogy decided to relocate the street facing canopy to behind the building in order to maintain the aesthetic quality of the area/surroundings on E Main Street.

Following the relocation of this canopy, Ecogy worked with a certified arborist to identify which trees on site may need to be removed to avoid shading the solar panels. A tree inventory is provided with this letter. Of the 20 inventoried trees, Ecogy believes that ten trees (numbered 5, 6, 7, 8, 10, 11, 12, 13, 26, 27 in the inventory) can remain on site and ten trees will need to be removed. Please refer to the site plan in the tree inventory for the location of the trees to be removed. Note that the majority of the trees to be removed are located behind Canopy #4.

Finally, Ecogy contracted a landscape architect to draft a landscaping plan that will provide screening of the other canopies from E Main Street and from New Road. This plan includes the addition of seven, wide-crowned trees, such as ivory silk and Norway spruce. Ecogy hopes that this landscaping plan will address the Board's concerns about the visual impacts of the canopy structures. Please see the attached landscaping plan and renderings for more details.

Concern 3: Vicinity to Property Lines

Similar to the above concern about visual impacts, the Board also identified that the canopies are close to New Road.

Ecogy Response: Given Concerns 1 and 2, the exact vicinity of the parking lot canopies to the property lines is still to be determined. Based on Ecogy's current site plan and engineering design, the canopy post that is closest to the property line along New Road is under Canopy #3. The post is approximately 3ft from the property line as designed, which would require a variance of the standard 10ft setbacks. Ecogy is awaiting final designs from the canopy racking manufacturer to confirm the location of each footing and determining the necessary variance.

Concern 4: Shading

The Board raised concerns about shading behind and beneath Canopy #4. The vegetation beneath Canopy #4 is near the wetlands on the property and the Canopy will shade some of the wetlands.

Ecogy Response: Ecogy recognizes plant health is important to the proper functioning of groundwater infiltration, erosion control, and filtration. The installation of the canopies will cast shade on the vegetation beneath the canopies during certain hours of the day, which can impact plant growth. To address the concerns about the area beneath and behind Canopy #4, Ecogy has

included renderings with this letter of the expected shading at different example hours throughout the year. Based on these renderings, we believe that some amount of sunlight will reach the vegetation beneath and behind the canopy, but it will be significantly less than the current sunlight pattern.

To address the decreased sunlight access and rain beneath Canopy #4, Ecology plans to plant shade-tolerant and low-water plants to maintain the current environmental function of the plants. Ecology also plans to lay mulch, gravel, stone, or a combination of all three landscapes to further aid with groundwater infiltration, erosion control, and filtration into the pervious ground.

Concern 5: Lighting

Comments were raised about the canopy structures' impact on the existing light fixtures on site and the ability to illuminate the surroundings in the parking lots.

Ecology Response: The light post behind Canopy #2, which raised the concern, will remain in place given its height is shorter than the canopy structure. The light is situated on the taller side of the canopy, which will be approximately 20' in height. Given this configuration, illumination of the parking lot will not be hindered by the installation of Canopy #2. No other existing lighting will be impacted by the installation of any of the canopies.

Concern 6: Cross Section of Roof Drawing

The Board requested a cross section visual of the rooftop installation to assess the relationship of the solar modules to the roof in order to ensure they are hidden by the parapet wall.

Ecology Response: Ecology can confirm that the rooftop modules are hidden by the parapet wall. Please see the rooftop elevation plans included with this letter for a depiction of the modules on the roof behind the parapet wall.

Ecology hopes these explanations and additional materials can help to address the Board's concerns about the installation of the rooftop and parking lot canopy solar photovoltaic systems at 1426 E Main St. We are available to answer any questions and look forward to discussing this project further with the Board.

April 7, 2021

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

**Re: 1426 E Main St, Shrub Oak, NY
Revised Tree Inventory + Evaluation Results**

Dear Julia:

As requested, Paul Cowie + Associates (PC+A) inventoried and evaluated the condition of existing trees at 1426 East Main Street in Yorktown, NY.

An initial site visit was completed on February 26, 2021. PC+A revisited the site on March 26, 2021 to inventory additional trees likely to be impacted due to modifications to the proposed project plans. Trees that will no longer be impacted as a result of the design changes (Trees #14 - #24) have been removed from this revised report.

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 findings and recommendations.

Tree Included

This revised tree inventory and evaluation was limited to trees within the proposed tree removal areas, as outlined in red on the attached aerial image. Previously inventoried trees that will no longer be impacted due to changes in the project design are omitted from this revised report – this is the reason the tree ID numbers are non-sequential.

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. The approximate location of each tree is indicated on the attached aerial image map.

A total of 20 individually inventoried and evaluated trees are included in this revised report.

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, none of the trees included in this inventory appear to require removal due to degraded health or structural condition.

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	4	0	4
Non-Invasive	16	0	16
TOTAL	20	0	20

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.

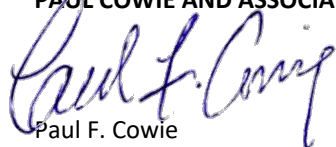
iTree was developed and is under active review and constant improvement by a consortium of industry organizations and experts led by the U.S. Forest Service. It is widely considered to be the current state of the art and is the most widely used tool for calculating the level and value of a variety of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

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)
- - - - - WETLAND 50' BUFFER



Ecogy Energy
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 Brooklyn, NY 11222
 assetmanagement@ecogyenergy.com
 (718)-304-0945

Ecogy Energy NY LLC

Project Name:
**SHRUB OAK
 250 kW-DC PV SYSTEM**

Project Site:
**1426 EAST MAIN STREET
 SHRUB OAK, NY**

Account No: xxxxx
 New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY

Professional Stamp

Professional Stamp area (blank)

SHEET NAME:
TREE WORK PLAN

PROJECT NUMBER: XXXX	DRAWN BY: SCG	CHECKED BY:
DATE: 02/11/2021	DWG. NUMBER:	
SHEET NUMBER: - of -	L-100	

Carbon Storage of Trees by Species

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

Project: ShrubOakRev, Series: ShrubOak, Year: 2021

Generated: 4/8/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO₂ Equivalent (ton)
Norway maple	1.5	29.2%	5.6
Norway spruce	3.1	58.5%	11.3
Northern red oak	0.6	12.3%	2.4
Total	5.3	100%	19.3

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: ShrubOakRev, Series: ShrubOak, Year: 2021

Generated: 4/8/2021



Species	Gross Carbon Sequestration (ton/yr)	CO ₂ Equivalent (ton/yr)
Norway maple	0.05	0.18
Norway spruce	0.06	0.22
Northern red oak	0.02	0.07
Total	0.13	0.48

Invasive Species + Non-Viable Trees Omitted

Carbon Storage of Trees by Species

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

Project: ShrubOakRev, Series: ShrubOak, Year: 2021

Generated: 4/8/2021



Species	Carbon Storage (ton)	Carbon Storage (%)	CO₂ Equivalent (ton)
Norway spruce	3.1	82.6%	11.3
Northern red oak	0.6	17.4%	2.4
Total	3.7	100%	13.6

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.

Invasive Species + Non-Viable Trees Omitted

Annual Carbon Sequestration of Trees by Species

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



Project: ShrubOakRev, Series: ShrubOak, Year: 2021

Generated: 4/8/2021



Species	Gross Carbon Sequestration (ton/yr)	CO₂ Equivalent (ton/yr)
Norway spruce	0.06	0.22
Northern red oak	0.02	0.07
Total	0.08	0.30

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	5	<i>Picea abies</i>	Norway Spruce	8-10'
	2	<i>Syringa reticulata</i> 'Ivory Silk'	Japanese Tree Lilac	3-3.5"

PLANT IMAGES



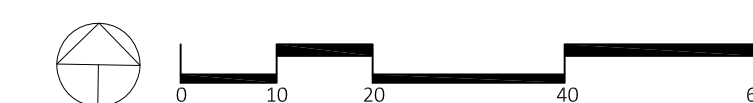
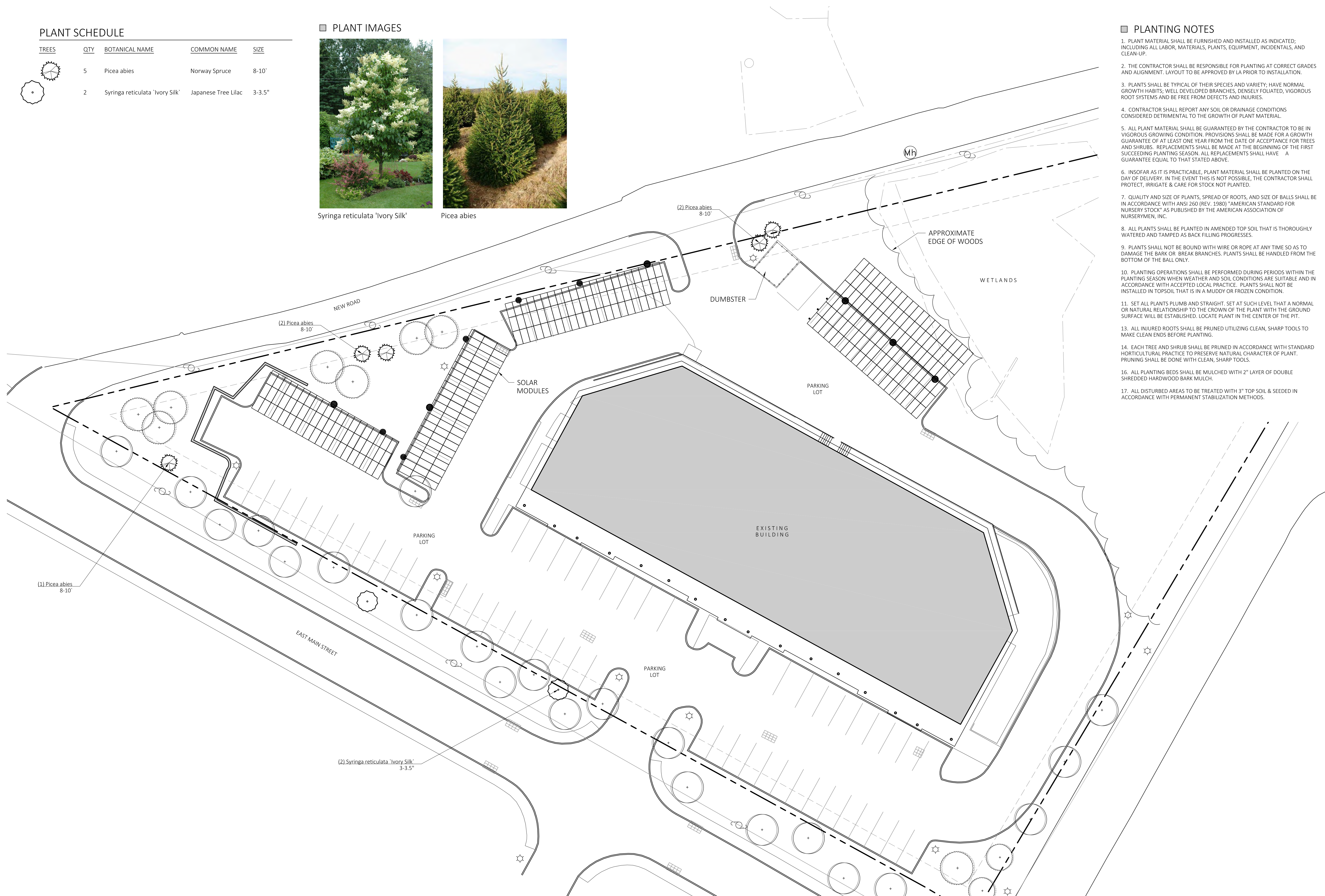
Syringa reticulata 'Ivory Silk'



Picea abies

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LA PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT, IRRIGATE & CARE FOR STOCK NOT PLANTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
11. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED UTILIZING CLEAN, SHARP TOOLS TO MAKE CLEAN ENDS BEFORE PLANTING.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 2" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. ALL DISTURBED AREAS TO BE TREATED WITH 3" TOP SOIL & SEEDED IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS.



TO SCALE WHEN PLOTTED ON 24x36
 PROGRESS SET NOT FOR CONSTRUCTION

SURVEYOR:

DATE: APRIL 30, 2021
 DRAWN BY: BMY
 JOB NO: 042921
 SCALE: 1" = 20'
 FILENAME: 2021_0507 Yorktown Solar

REVISIONS:
 5/7/2021

By the M Yost ASLA | Registered Landscape Architect

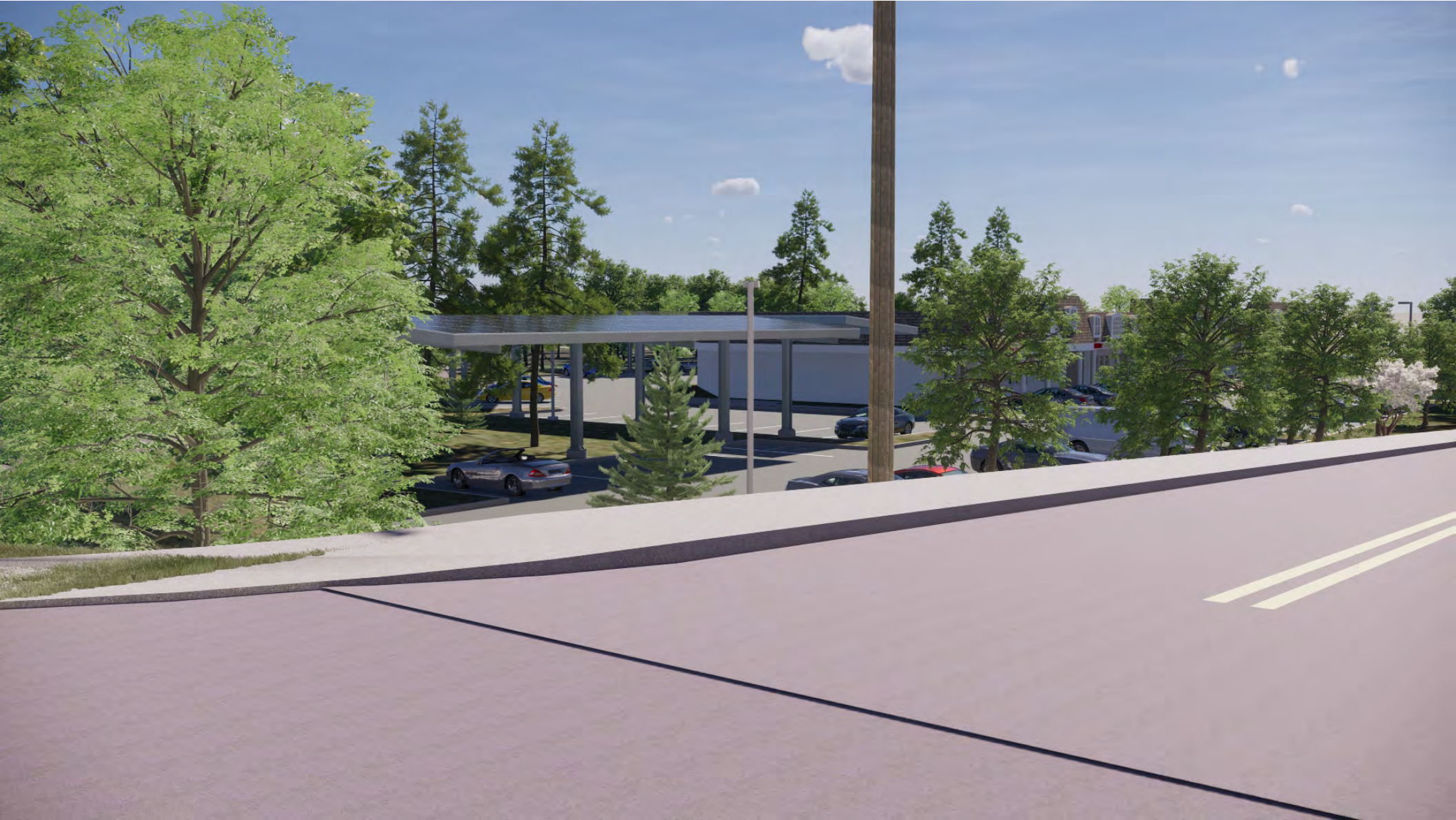
**PLANTING
 PLAN**

SHEET NO.

L-701

SHEET: 1 of 1

Rendering Along E Main St with Landscaping (1)



Rendering Along E Main St with Landscaping (2)



Rendering Along E Main St with Landscaping (3)



Rendering Facing New Road





Indicative shading
for April at 9AM



Indicative shading
for April at 3PM



Indicative shading
for July at 9AM



Indicative shading
for July at 3PM



Indicative shading for
September at 9AM



Indicative shading for
September at 3PM



Ecogy Energy
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 Brooklyn, NY 11222
 assetmanagement@ecogyenergy.com
 (718)-304-0945

Ecogy New York VI LLC
 Project Name:
SHRUB OAK
250.26 kW-DC PV SYSTEM

Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY

Account No: xxxxx
 New Service Case #: xxxxx

												BY
												DATE
												REVISION DESCRIPTION
												#

Professional Stamp

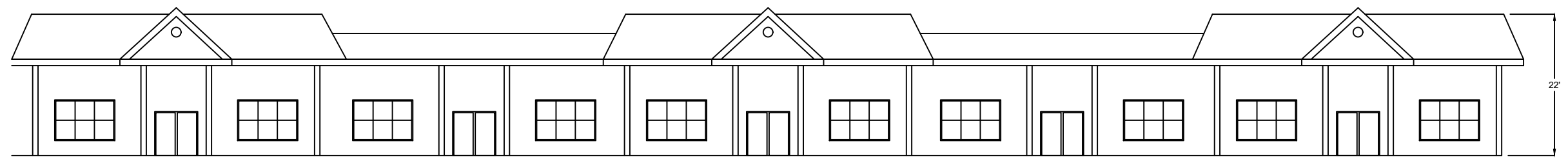
PRELIMINARY

SHEET NAME:
SITE PLAN ELEVATION

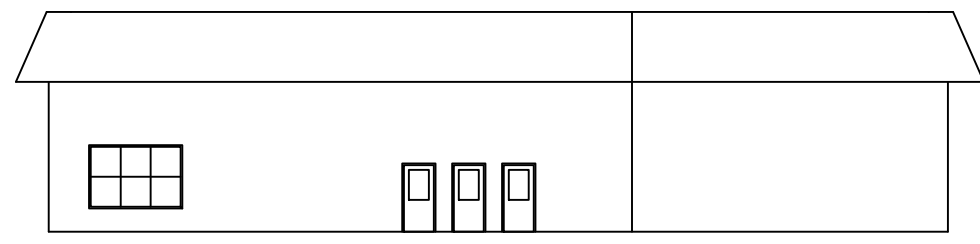
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DATE: 04/29/2021	DWG. NUMBER: ---
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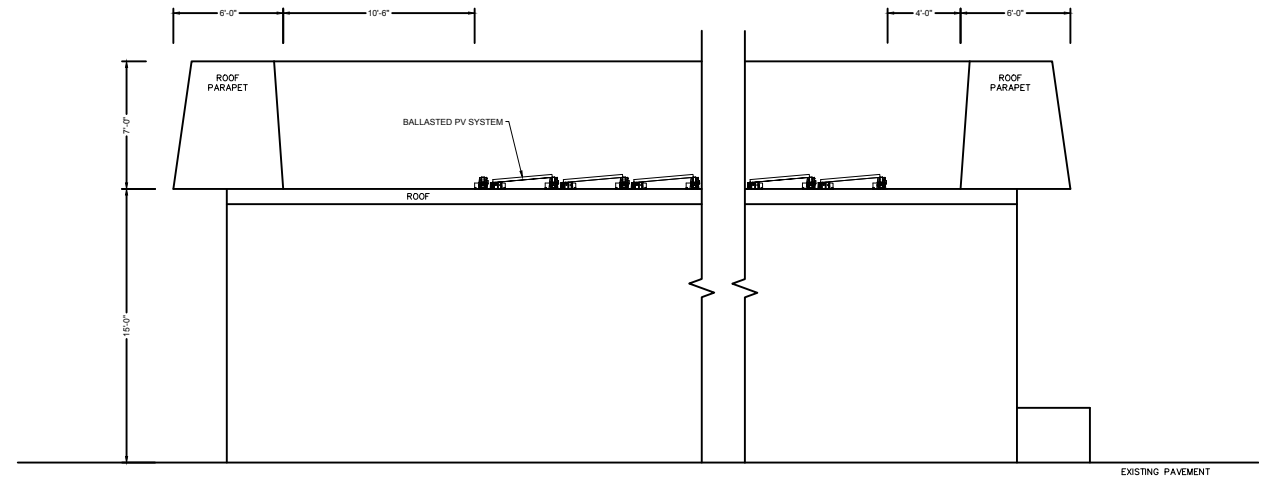
SHEET NUMBER: X of X	PV-101
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SOUTH ELEVATION
 N.T.S.



EAST ELEVATION
 N.T.S.



EAST SECTION
 N.T.S.



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Ecogy New York VI LLC
 Project Name:
SHRUB OAK
250.26 kW-DC PV SYSTEM

Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY
 Account No: xxxxx
 New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY
1	UPDATED CANOPIES PER POLAR RACKING DRAWINGS	6/1/2021	DOP

Professional Stamp

PRELIMINARY

SHEET NAME:
SITE PLAN

PROJECT NUMBER: XXXX	DRAWN BY:	CHECKED BY:
DATE: 04/29/2021	DWG. NUMBER:	
SHEET NUMBER: X of X	PV-100	

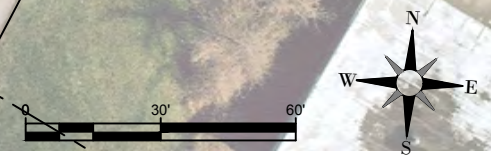


SYMBOLS LEGEND:

- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE

LINETYPE LEGEND:

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





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 (718)-304-0945

Ecogy Energy NY LLC

Project Name:
SHRUB OAK
250.26 kW-DC PV SYSTEM

Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY

Account No: xxxxx
 New Service Case #: xxxxx

#	REVISION DESCRIPTION	DATE	BY
1	UPDATED CANOPIES PER POLAR RACKING DRAWINGS	6/1/2021	DJP

Professional Stamp

PRELIMINARY

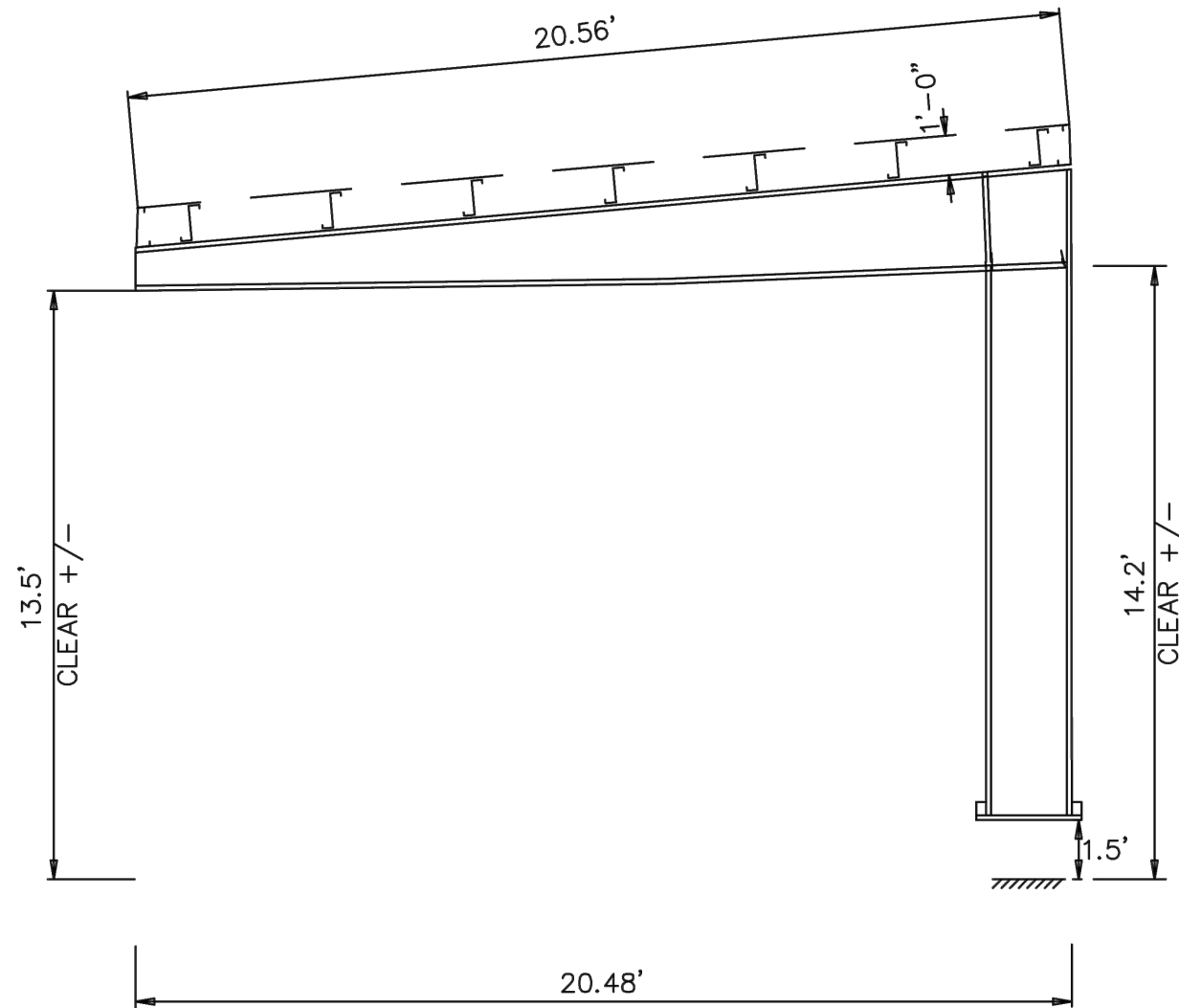
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PROJECT NUMBER: XXXX DRAWN BY: CHECKED BY:

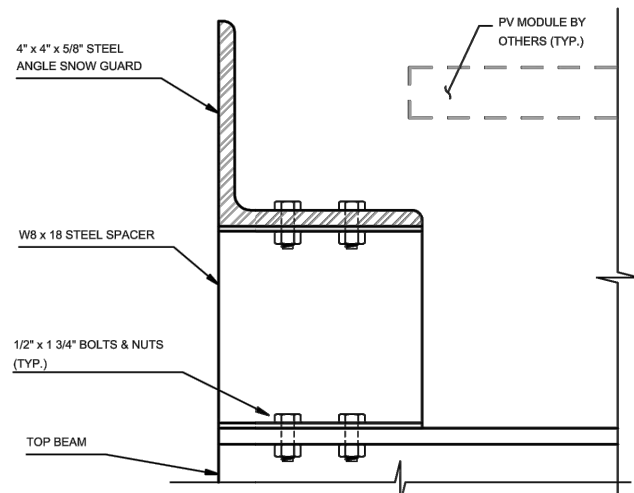
DATE: 04/29/2021 DWG. NUMBER:

SHEET NUMBER: X of X

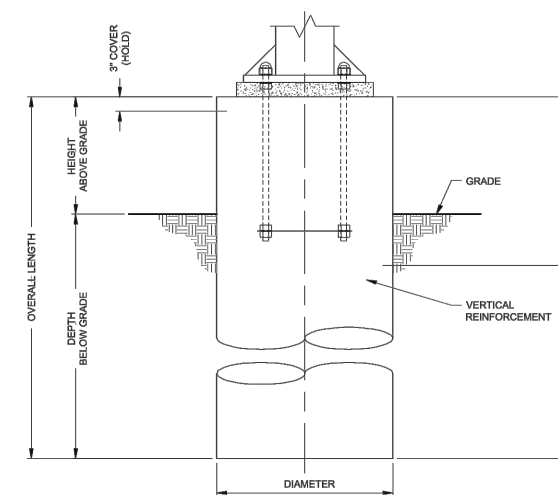
PV-200



RIGID FRAME ELEVATION.



Snow Guard Transverse Section



TYPICAL FOUNDATION VIEW

CANOPIES #1 - #3 - ELEVATION

N.T.S.



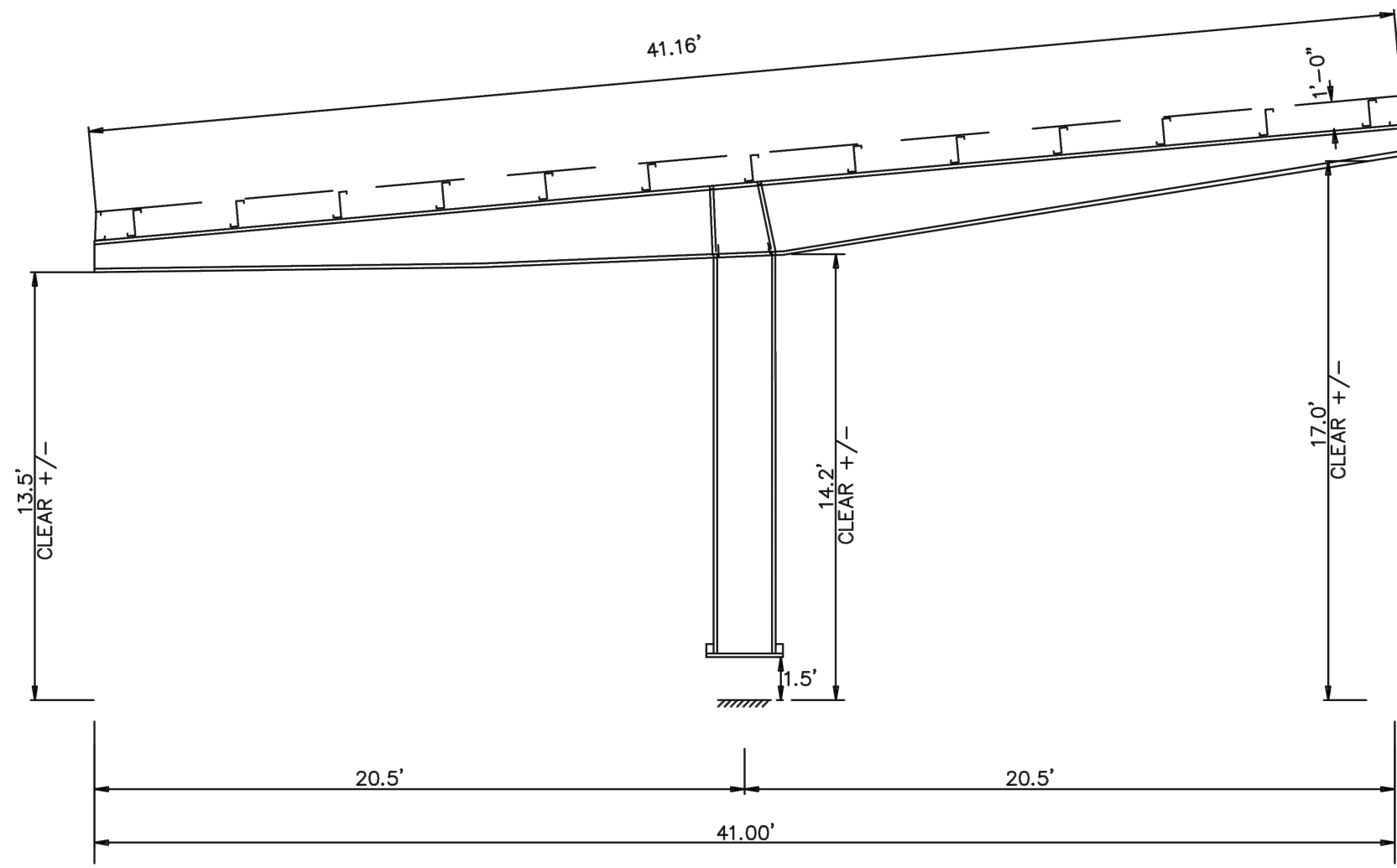
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Ecogy Energy NY LLC
 Project Name:
SHRUB OAK
250.26 kW-DC PV SYSTEM

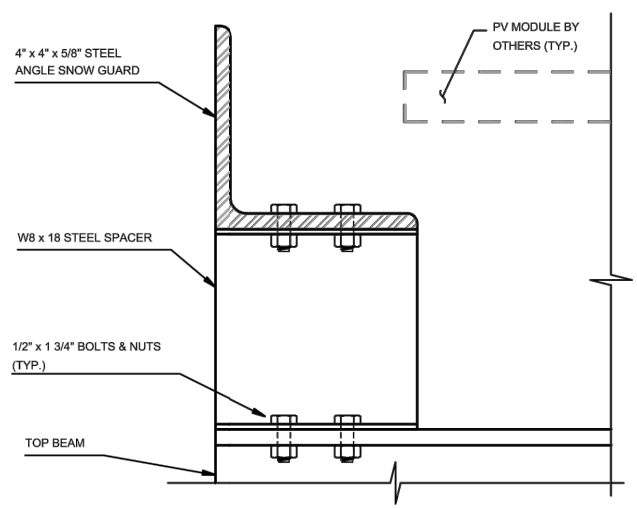
Project Site:
1426 EAST MAIN STREET
SHRUB OAK, NY

Account No: xxxxx
 New Service Case #: xxxxx

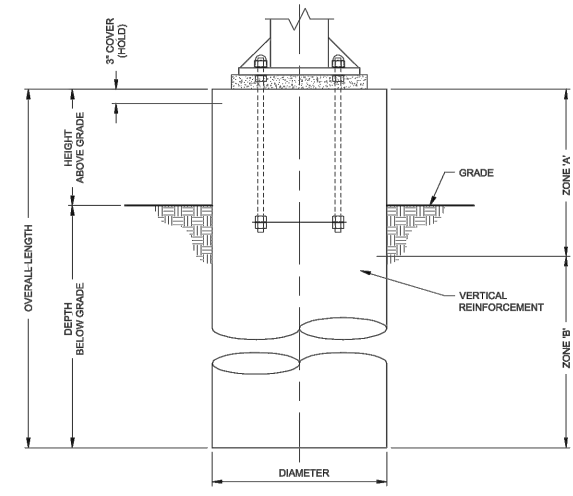
NO.	DATE	BY	REVISION DESCRIPTION
1	6/1/2021	DJP	UPDATED CANOPIES PER POLAR RACKING DRAWINGS
#			



RIGID FRAME ELEVATION.



Snow Guard Transverse Section



TYPICAL FOUNDATION VIEW

CANOPY #4 - ELEVATION
 N.T.S.

Professional Stamp
PRELIMINARY

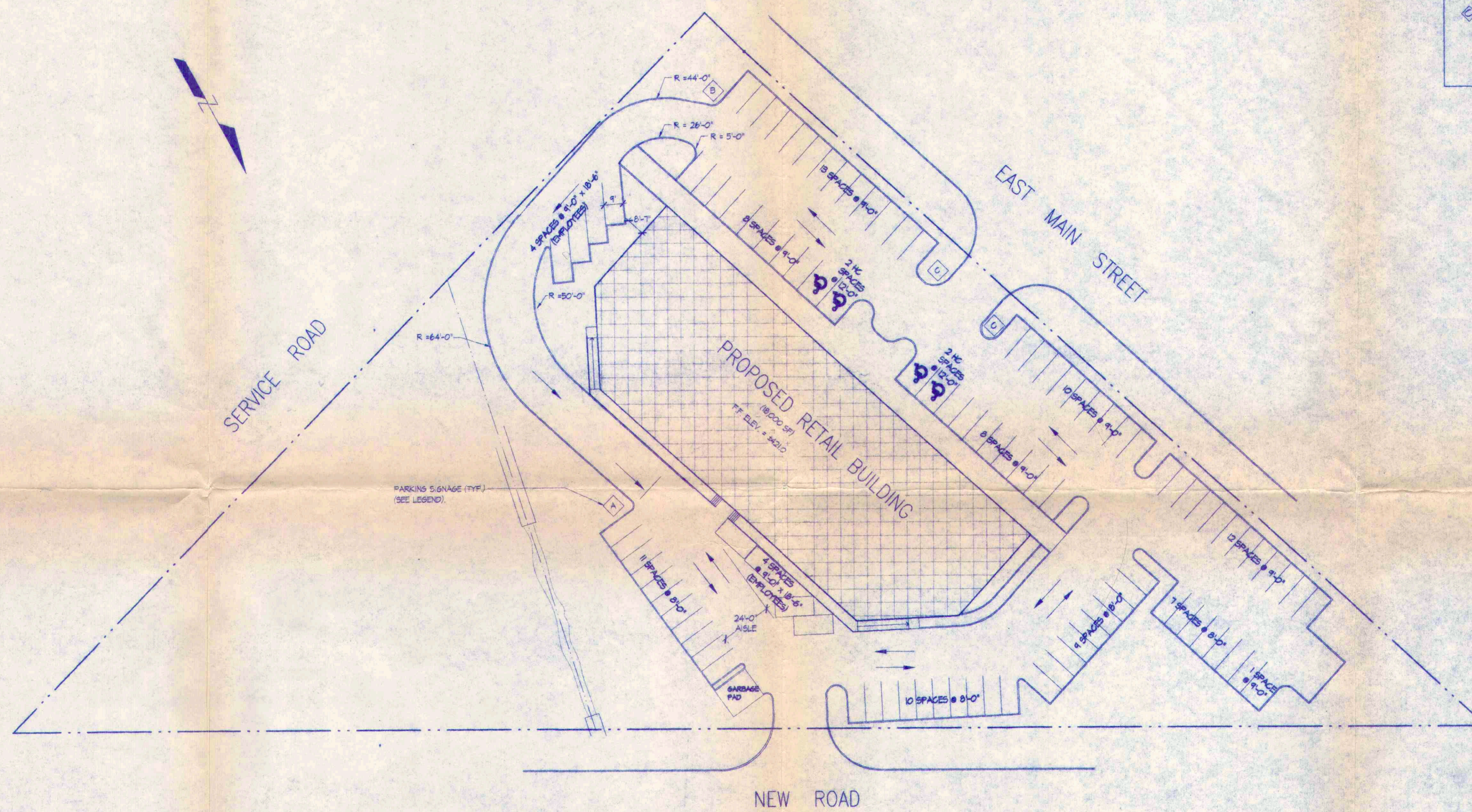
SHEET NAME:
CANOPY ELEVATION
 PROJECT NUMBER: XXXX DRAWN BY: CHECKED BY:
 DATE: 04/29/2021 DWG. NUMBER:
 SHEET NUMBER: X of X **PV-200.1**

PARKING INFORMATION

PARKING SIZES	AMOUNT	PERCENTAGE
HANDICAPPED PARKING SPACE (12'-0" x 18'-6")	4	4 %
MID SIZE PARKING SPACE (8'-0" x 18'-6")	37	37 %
LARGE SIZE PARKING SPACE (9'-0" x 18'-6")	60	59 %
TOTAL	101	100 %

SIGNAGE LEGEND

- ◊ ONE WAY DO NOT ENTER
- ◊ ONE WAY
- ◊ 2 HR. CUSTOMER PARKING ALL OTHERS TOWED AT OWNERS EXPENSE



SITE PLAN

SCALE 1"=30'-0"

THE MILOWITZ OFFICE

ARCHITECTURE & PLANNING, P.C.
 23 NEPPERHAN AVENUE
 ELMSFORD, N.Y. 10523
 TEL (914) 345-1333
 FAX (914) 345-3311

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SHRUB OAK PLAZA
 EAST MAIN STREET
 YORKTOWN NEW YORK



REV - 01-08-02
REV - 01-08-02
REV - 12-17-01
REVISIONS
DATE : 11-30-01
DRAWN : JS
JOB NO. : 2002
SCALE : AS SHOWN
TITLE : NEW PARKING LAYOUT

APPROVED
 on the 11th day of March 2002
 Planning Board
 [Signature]
 [Signature]
 [Signature]

Filed Map
 3/11/02



**THE
MILOWITZ
OFFICE**

ARCHITECTURE
&
PLANNING, P.C.

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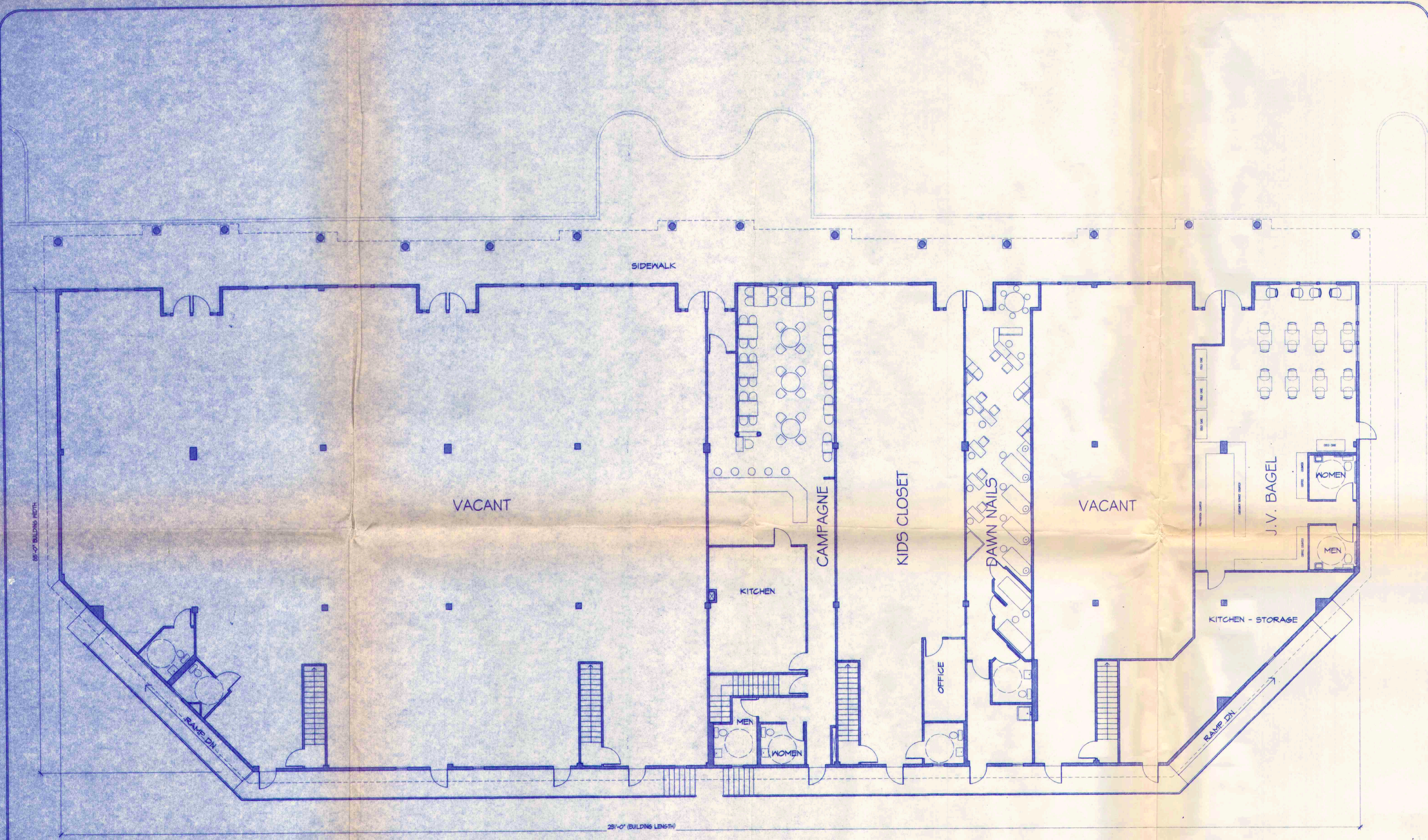
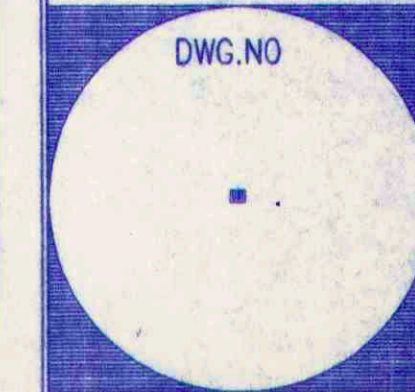
THESE DOCUMENTS HAVE BEEN
PREPARED ELECTRONICALLY AND AS
SUCH ARE NOT PROTECTED AGAINST
UNAUTHORIZED CHANGES. ALL PARTIES
ARE HEREBY NOTIFIED THAT ONLY THOSE
PAPER COPIES BEARING THE ORIGINAL
SEAL AND SIGNATURE OF THE ARCHITECT
OF RECORD SHALL BE CONSIDERED
AUTHORIZED BY THE ARCHITECT FOR USE.
ANY UNAUTHORIZED USE SHALL BE
UNDERWRITTEN AT THE RISK OF THE USER.

NEW YORK

SHRUB OAK PLAZA
EAST MAIN STREET
YORKTOWN



REVISIONS	
DATE :	01-24-02
DRAWN :	JS
JOB NO.:	2002
SCALE :	AS SHOWN
TITLE :	FLOOR PLAN



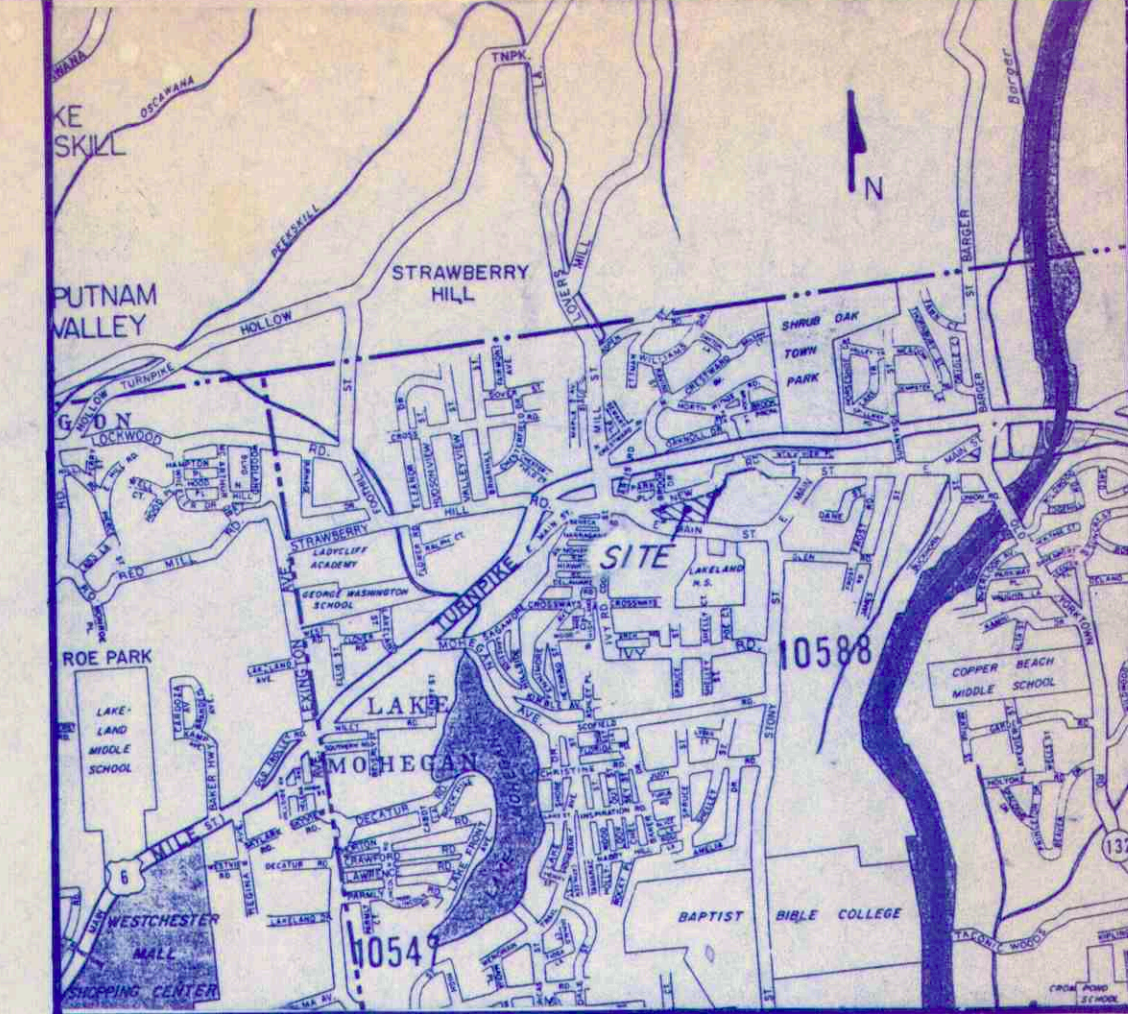
FLOOR PLAN

SCALE: 1/8"=1'-0"

FILE COPY

PLANNING DEPARTMENT
JAN 24 2002
OWN OF YORKTOWN, NY

C:\CORRENT_08\FILES\2002-2003\2002-2003\Shrub Oak Floor Plan\Shrub Oak.dwg, Thu Jan 24 09:05:00 2002

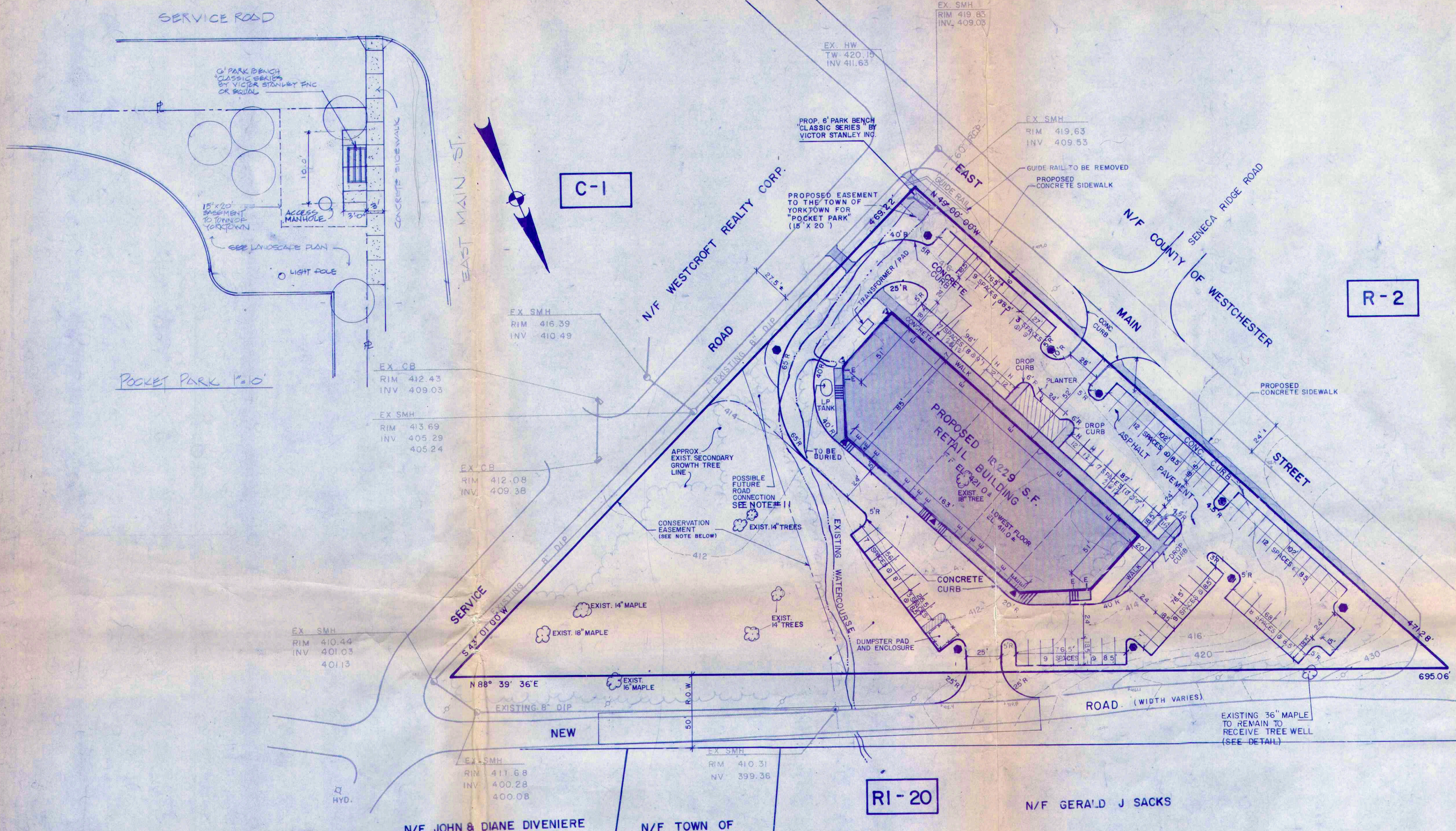


LOCATION MAP
SCALE: 1" = 2000'

SITE DATA:
 OWNER: JOSEPH MORTELLETTI
 17 FAIRMONT ST.
 ELMSFORD, N.Y. 10523
 DEVELOPER: RIVER PROPERTIES INC.
 12D WEST MAIN ST.
 ELMSFORD, N.Y. 10523
 SECTION 1.5 LOT 3 BLOCK 22
 ZONING : C-1 COMMERCIAL
 SITE AREA : 2.6 ACRES (111,078 S.F.)

LEGEND

- - - 412 - - - EXISTING CONTOURS
- - - 420 - - - PROPOSED CONTOURS
- — — PROPERTY LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROPOSED LIGHTING (POLE MOUNTED)
- ▲ PROPOSED LIGHTING (BUILDING MOUNTED)
- E BUILDING ENTRY (SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS TO LOCATIONS)



PLAN
SCALE: 1" = 40'

- GENERAL NOTES**
- The location of existing utilities and structures are approximate. They are not intended to be accurate but rather an indication of some of the utilities and structures the Contractor may encounter.
 - The Contractor shall satisfy himself by field examination of the project area as to the exact location of existing utilities, structures and other conditions.
 - The Contractor shall contact the owners of all utilities within the project area before the start of construction. It will be the Contractor's responsibility to acquire the exact location of the utilities from the owners of such utilities, before the start of construction.
 - The length of proposed pipes and elevation of existing grades are for the Contractor's convenience.
 - The Contractor shall determine location of other underground services or pipes when working on private property.
 - Restoration of roads, property and utilities is the responsibility of the developer and shall be performed by the Contractor.
 - The Contractor shall provide and install the following pipe material for the utilities specified.
 Water: Ductile Iron Pipe (DIP)
 Drainage: Reinforced Concrete, A.D.S.N. #12
 Sanitary Sewer: Ductile Iron Pipe (DIP)
 - The Contractor, when installing utilities within fill sections, shall excavate to existing grade and backfill with crushed stone or approved material to the elevation of water mains, sanitary sewers, manholes and catch basin bases.
 - All headwalls to be reinforced concrete.
 - All other specifications, materials and methods of construction shall be in accordance with the Town of Yorktown construction standards and specifications.

CONSERVATION EASEMENT NOTE

THE NATURAL RESOURCES OF THE AREA WITHIN THE "CONSERVATION EASEMENT" SHALL REMAIN UNDISTURBED EXCEPT AS MAY BE REQUIRED FOR CONSERVATION PURPOSES, UPON APPROVAL BY THE PLANNING BOARD. THE CONTOUR THEREOF SHALL NOT BE ALTERED. NO TOPSOIL OR UNDERLYING SOIL SHALL BE EXCAVATED THEREFROM. NOTHING SHALL BE PERMITTED TO OCCUR ON THIS AREA WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND. NO TREES SHALL BE CUT OR REMOVED, AND NO OTHER PLANT OR VEGETATION SHALL BE DESTROYED OR REMOVED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THAT THIS AREA IS KEPT FREE OF ALL REFUSE.

11. This improvement shall be constructed by the owner of the property, and at the owner's expense, at such time when consent of the adjoining property is granted, and said improvement is required by the Planning Board. Upon completion of this improvement, the existing New Road curb cut shall be closed, and landscaped to the satisfaction of the Town Engineer and the Planning Board.

PARKING INFORMATION

- 4 HANDICAPPED PARKING SPACES (12'x18.5') - 4%
- 7 EMPLOYEE PARKING SPACES (8'x18.5') - 8%
- 69 MID-SIZED PARKING SPACES (18.5'x18.5') - 67%
- 19 FULL-SIZED PARKING SPACES (9'x18.5') 21%
- 90 SPACES TOTAL

PARKING CALCULATIONS

BUILDING	18,229 S.F.
REQUIRED SPACES (9 PER 1000 SF)	90
PROVIDED SPACES	90

ZONING INFORMATION

	REQUIRED	PROPOSED
MIN. LOT SIZE (S.F.)	80,000 S.F.	111,078 S.F.
LOT FRONTAGE	175'	471'
LOT DEPTH	175'	260'
FRONT YARD	75'	75'
SIDE YARD	0'	40'
REAR YARD	30'	55'
MAX. BUILDING COVERAGE (%)	20	16
MAX. BUILDING HEIGHT (FT)	30	23.5' (ONE FLOOR)

TURNING MOVEMENTS FOR TRUCKS ENTERING AND EXITING THE SITE HAVE BEEN VERIFIED UTILIZING AASHTO STANDARDS. THE DESIGN VEHICLE IS A "WB 40" WHICH IS A TRACTOR-TRAILER WITH A WHEEL BASE OF 8.5 FEET, A TOTAL LENGTH OF 50 FEET AND AN R₁ EQUAL TO 40 FEET.

ALL TREES WITHIN THE DRAINAGE EASEMENT TO REMAIN. ALL TREES OUTSIDE THE DESIGNATED DRAINAGE EASEMENT TO REMAIN IF THEY DO NOT INTERFERE WITH GRADING OPERATIONS.

APPROVED
 on the 6th day of December, 1999
 Planning Board, Town of Yorktown, N.Y.

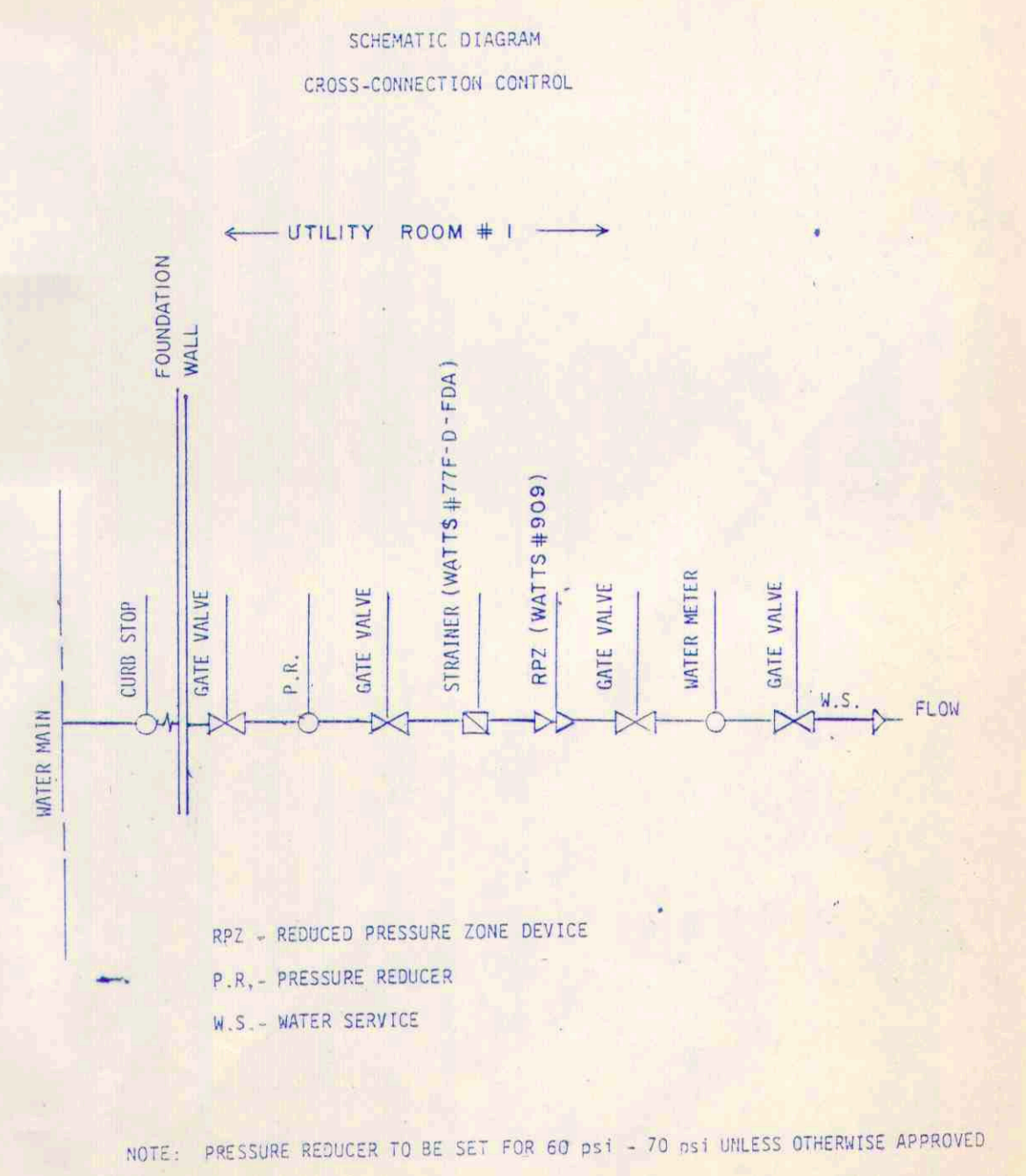
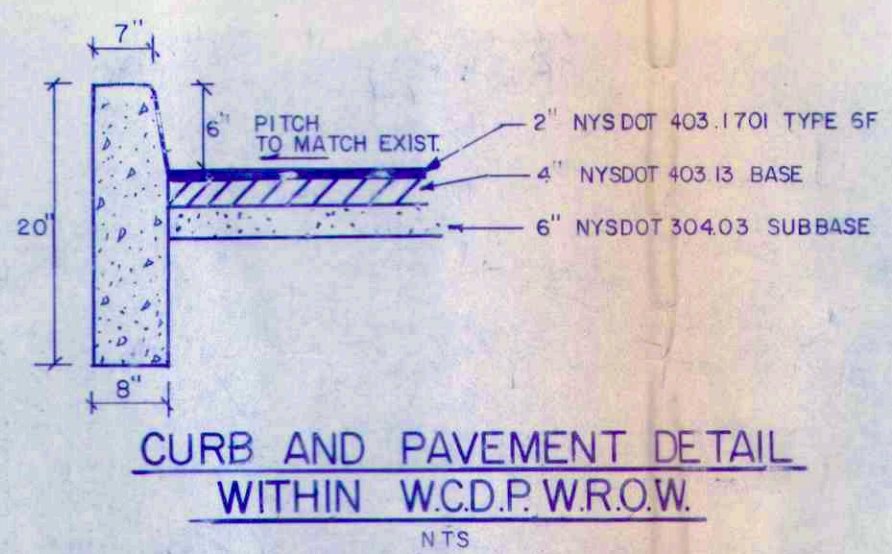
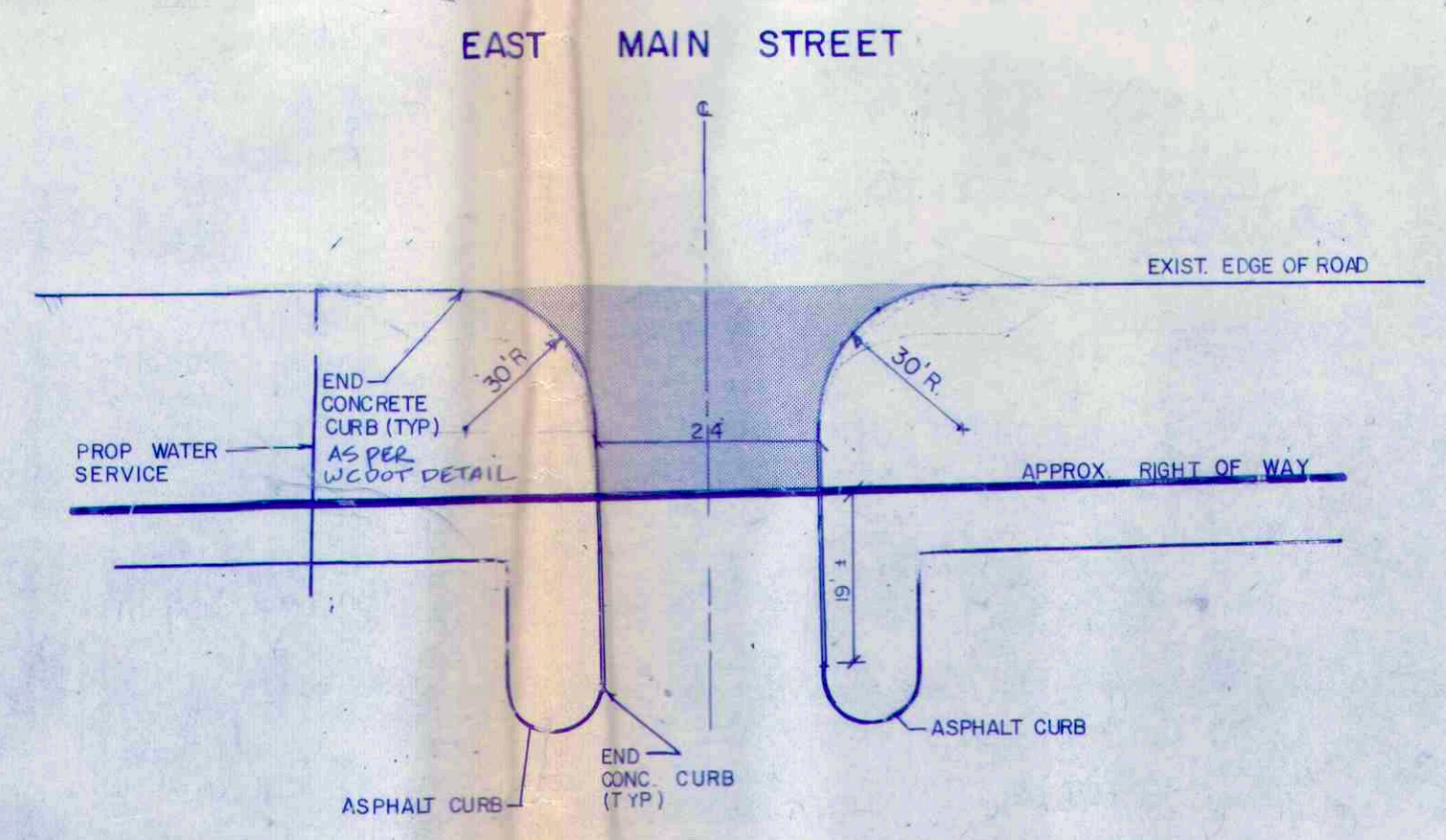
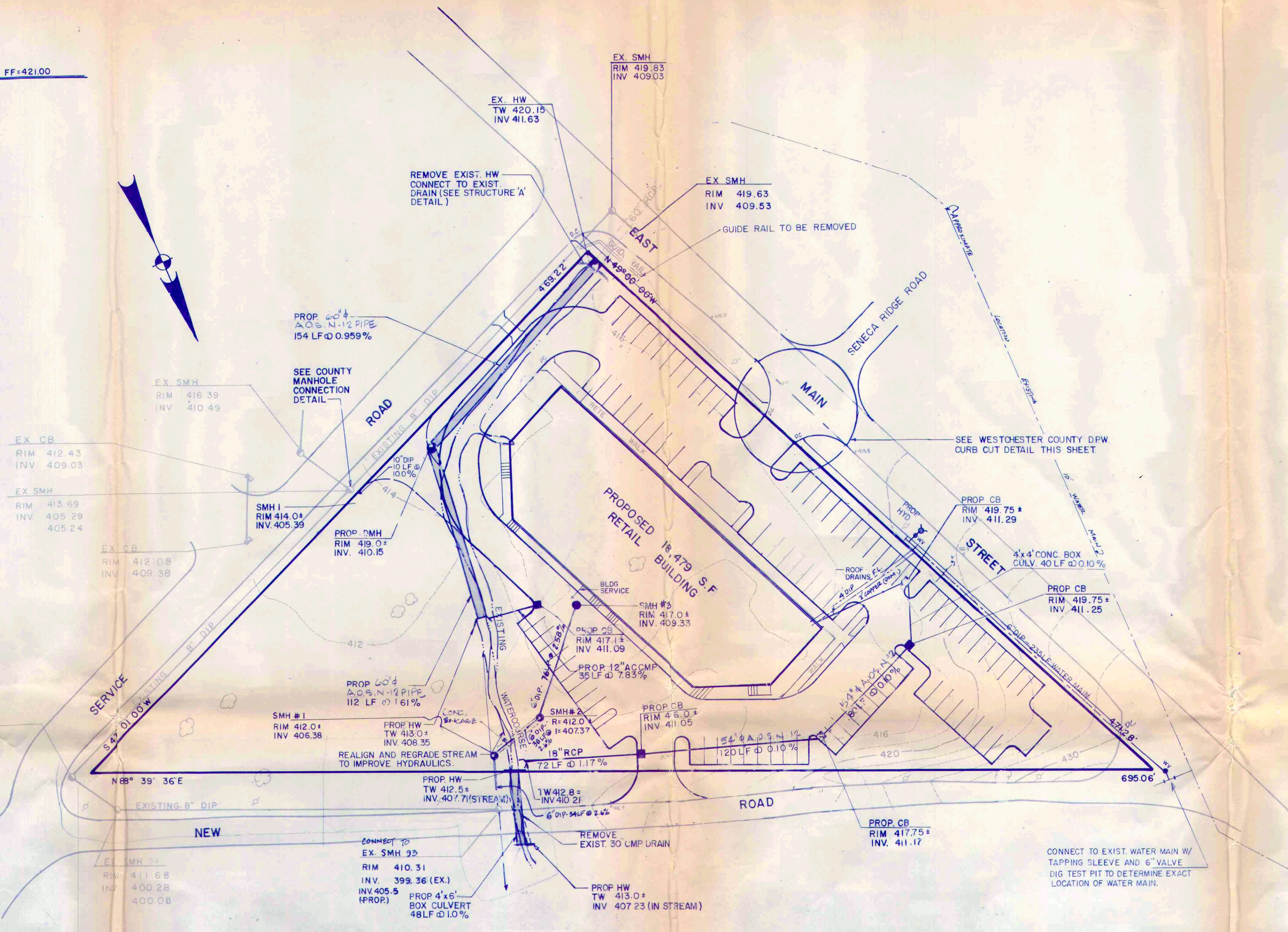
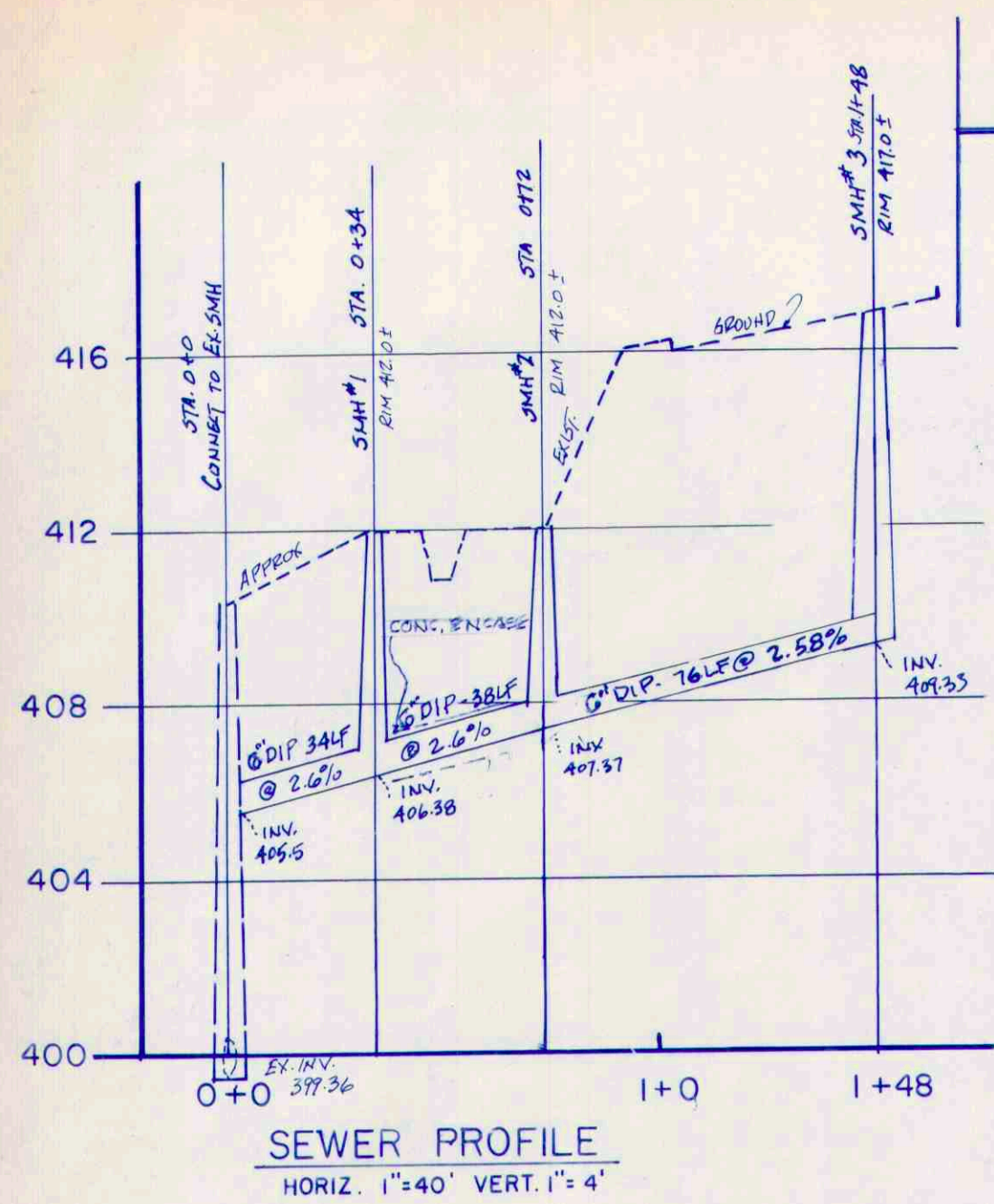
FINAL SITE PLANS

RIVER FILE COPY
PROPERTIES

TOWN OF YORKTOWN, NEW YORK
FEDERICO & ASSOCIATES
 37 FULTON STREET
 WHITE PLAINS, NEW YORK

5	12-7-95 PUBLIC HEARING
4	11-8-95 PLANNERS COMMENTS
3	7-14-95 PLANNING BOARD MEMO OF 7-4-95
2	6-1-95 PLANNING BOARD MEMO OF 5-17-95
1	4-13-95 COMMENTS FROM P.D. & TOWN ENG.
Date: JANUARY 23, 1995 15:00	
Project No: MOR201 093F SITE	

RECEIVED
 PLANNING DEPARTMENT
 DEC - 3 1999
 TOWN OF YORKTOWN, N.Y.
 7-18-97-WCD:DJ



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- PROP. DRAIN LINE
- PROP. SEWER LINE
- PROP. HYDRANT
- PROP. CATCH BASIN
- PROP. HEADWALL

- "YORKTOWN CONSOLIDATED WATER DISTRICT REQUIREMENTS"
- ALL GATE VALVES WILL BE RESILIENT SEATED AND MEET AWWA SPECIFICATION 509.94.
 - ALL TAPPING SLEEVES WILL BE AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUAL WITH EPOXY COATING AND HAVE A MAXIMUM WORKING PRESSURE OF 200 P.S.I.G.
 - ALL FIRE HYDRANTS WILL BE MUELLER 5 1/4" CENTURION MEETING TOWN OF YORKTOWN SPECIFICATIONS.
 - WATER METER TO BE LOCATED IN UTILITY ROOM WITHIN BASEMENT OF BUILDING.

UTILITIES PLAN

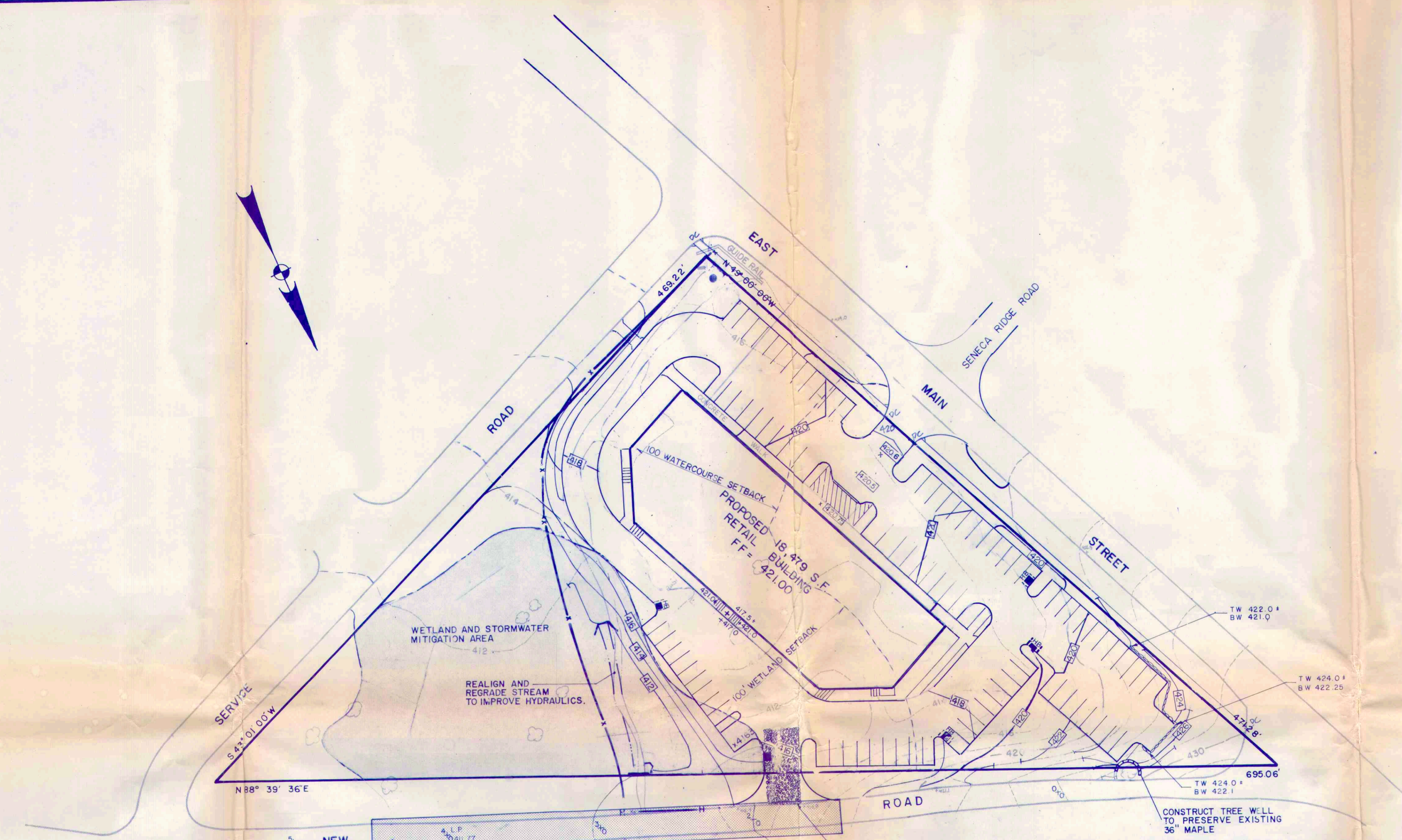
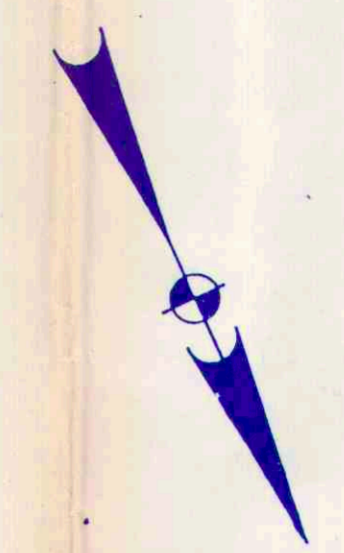
RIVER PROPERTIES
TOWN OF YORKTOWN, NEW YORK

FEDERICO & ASSOCIATES
37 FULTON STREET
WHITE PLAINS, NEW YORK

DATE: JANUARY 23, 1995
PROJECT NO: MOR201 0931-SITF
SHEET: 2

7-18-97 WCDCA
12-7-95 PUBLIC HEARING
7-14-95 PLANNING BOARD MEMO OF 7-5-95
6-1-95 PLANNING BOARD MEMO OF 5-17-95
4-13-95 COMMENTS FROM P.B. & TOWN ENG.

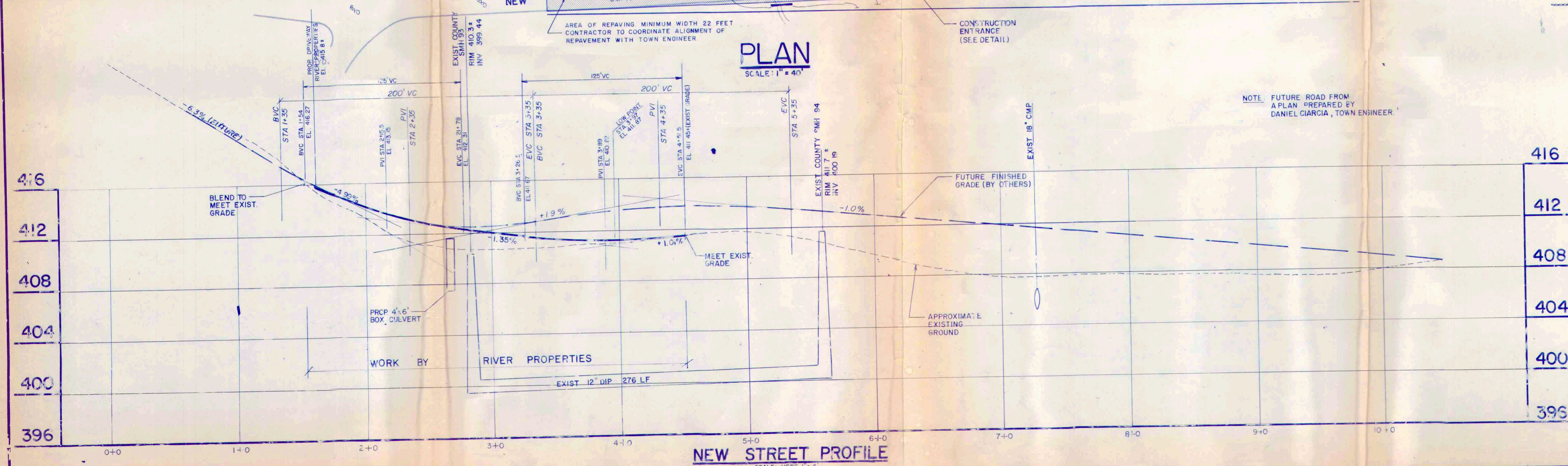
1234



- LEGEND**
- - - - - EXISTING CONTOURS
 - 420 — PROPOSED CONTOURS
 - — — — — PROPERTY LINE
 - PROPOSED CATCH BASIN
 - — — — — PROPOSED HEADWALL
 - x - y - PROPOSED SILT FENCE W/ HAYBALES
 - - - - - PROPOSED STAKED HAYBALES
 - ▭ WETLAND AREA
 - - - - - PROPOSED RAILROAD TIE OR STONE WALL

PLAN
SCALE: 1" = 40'

NOTE: FUTURE ROAD FROM A PLAN PREPARED BY DANIEL CIARCIA, TOWN ENGINEER.



NEW STREET PROFILE
SCALE: VERT. 1" = 4'
HORIZ. 1" = 40'

GRADING AND EROSION CONTROL PLAN
RIVER PROPERTIES
TOWN OF YORKTOWN, NEW YORK

FEDERICO & ASSOCIATES
37 FULTON STREET
WHITE PLAINS, NEW YORK

DATE: JANUARY 23, 1995
PROJECT NO: MOR201-093FS-TE
SHEET: 3

REVISIONS:
 1 - 7-18-97 WOOD
 2 - 12-7-95 PUBLIC HEARING
 3 - 7-14-95 PLANNING BOARD
 4 - MEMO OF 7-5-95
 5 - 6-1-95 PLANNING BOARD
 6 - MEMO OF 6-17-95
 7 - 4-13-95 COMMENT FROM P.E. & TOWN ENG.

PLANT SCHEDULE

KEY	QUAN.	BOTANICAL / COMMON NAME	SIZE
TREES			
AR	3	Acer rubrum "Red Sunset"	3" DBH CA
AP	10	Acer platanoides "Summershade"	3" DBH CA
NY	6	Nyssa sylvatica - Tupelo	3" DBH CA
PY	14	Pyrus "Aristocrat" - Aristocrat Flowering Pear	2 1/2" - 3" CA
PT	25	Picea abies - Norway Spruce	7-8" HT
QR	6	QUERCUS RUBRA - NORTHERN RED OAK	3" DBH CA
SHRUBS AND GROUNDCOVERS			
CAE	20	Cornus alba "Elegantissima" - Var. Leaf Dodwood	24"-30" HT
EUT	25	Eupatorium fistulosum "Gateway" - Dwarf Joe Pye	2 Gal
ILX	18	Ilex glabra "Shamrock" - Shamrock Inkberry	24"-30" HT
JUN	30	Juniperus "Blue Chip"	3 Gal
JPA	78	Juniperus "Parsonii" - Parsons Juniper	3 Gal
JSG	248	Juniperus "Sea Green"	2 Gal
KAL	76	Kalmia l. "Sarah" - Sarah Mt. Laurel	30"-36" HT

PLANTING SPECIFICATIONS:

GENERAL: All plants, trees and shrubs, shall meet the specifications for "plant material" as per the American Horticultural Society. All plants shall be guaranteed for one full year from the time the landscaping is formally accepted by the owner and the Town of Yorktown, New York.

PLANTING: All plants shall be planted in planting pits two times the diameter of the plant ball or container, and 1/2" deeper than the plant ball or container. The plants shall be planted at the same grade as they were in the container or nursery. Backfill for all planting pits shall be as follows: Two parts native soil, one part screened topsoil and one part peat moss or humus. "Terra-sorb" shall be added to all backfill, as per label directions.

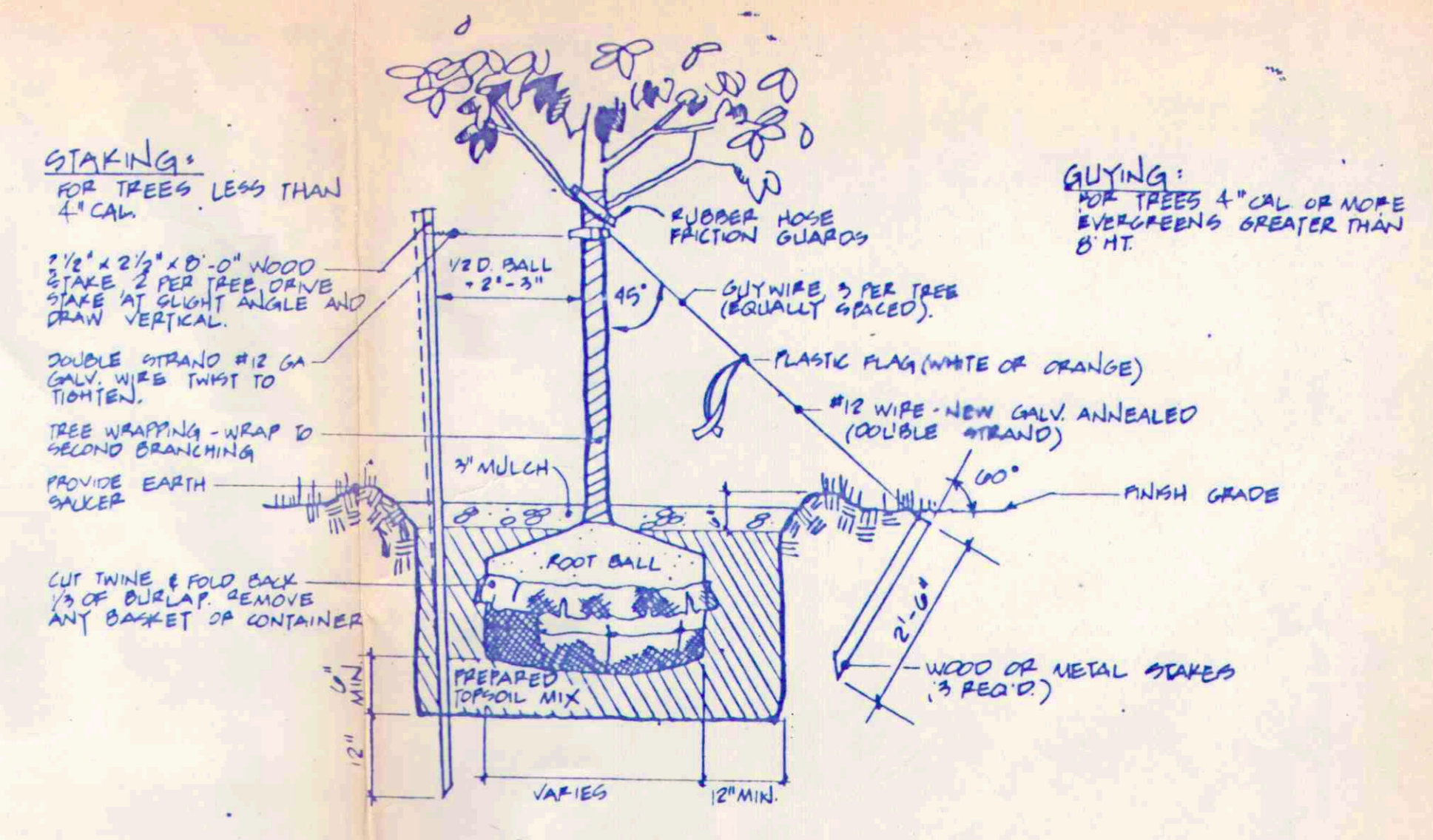
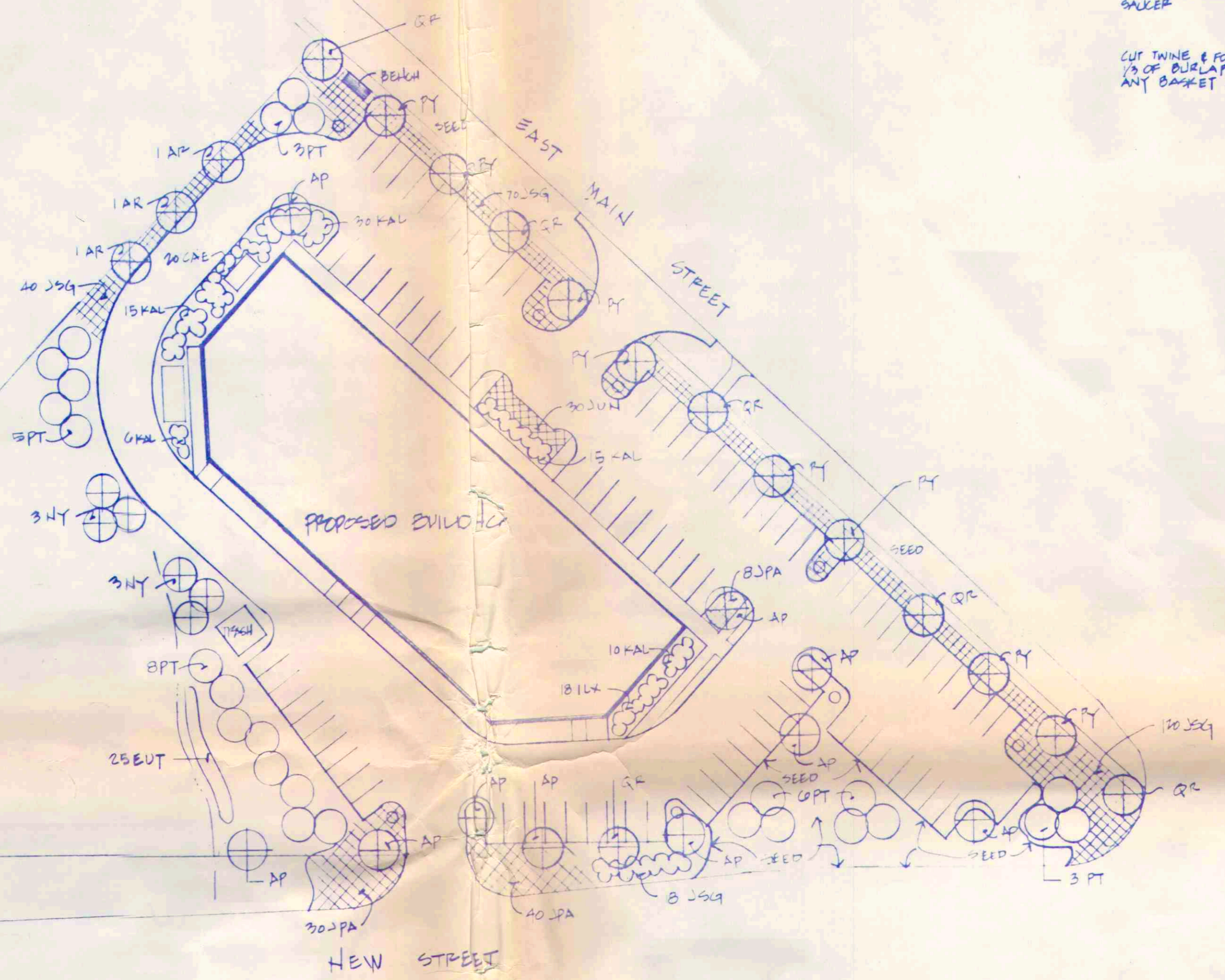
TREE BARK PROTECTION: All deciduous trees shall have a vinyl tree bark protector installed around each tree at ground level, to protect tree from string line trimmers.

MULCHING: All planting beds shall be mulched with three (3) inches of shredded bark. All trees shall be mulched with three (3) inches of shredded bark in a four (4) foot diameter circle around each tree.

WATERING: The contractor shall water all planted material, until formal acceptance of the landscaping from the owner.

LAWN AREAS: All disturbed areas shall be topsoiled and seeded. All areas to be seeded shall have a minimum of four (4) inches of topsoil as a base. Seed bed shall be fine graded, with all stones and debris over 1" in diameter removed. Seed shall be spread at the rate of 25 pounds per 10,000 SF. All areas seeded shall be mulched with "salt hay", at the rate of 15 bales per 10,000 SF. Seed shall be "Rebel two" by Iofft.

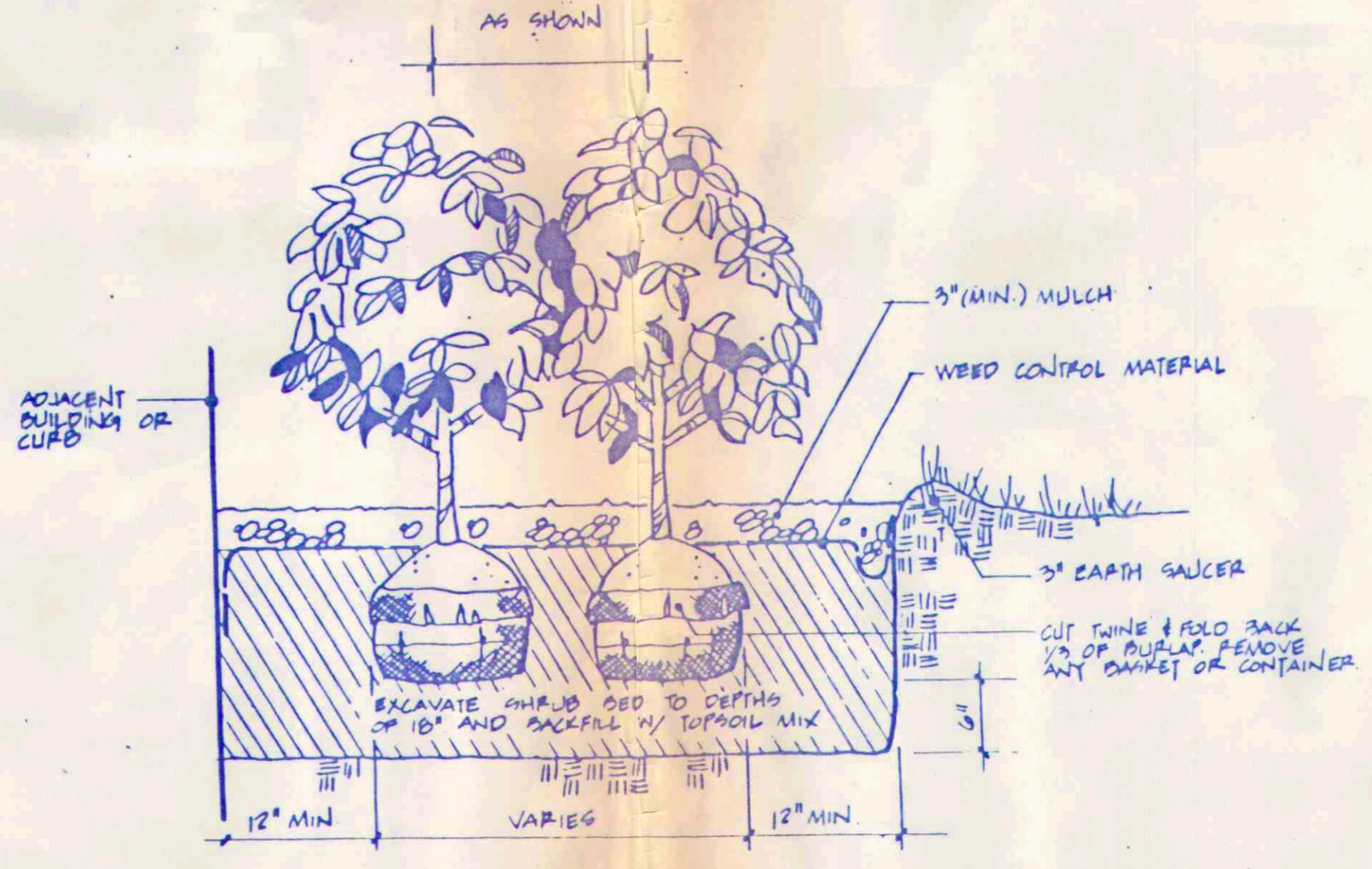
BENCH NOTE: Bench shall be 6" "Classic series" By Victor Stanley Inc. to match those at the Yorktown Plaza Park on Commerce Street Yorktown Heights, New York.



TREE PLANTING
SCALE 1/2" = 1'-0"

SPECIAL NOTES:

1. ALL JUNIPERS ARE SPACED 12" O.C., EXCEPT (JUN) WHICH SHALL BE SPACED 12" O.C.
2. JOE PYE NEED IS AVAILABLE AT ZING NURSERIES, YORKTOWN, NY, AND LABRIOLA NURSERIES, YORKTOWN, N.Y. ROSEDALE NURSERIES, HAWTHORN N.Y.
3. IN PLANTING SPECIFICATIONS ABOVE THE TERM 'HUMUS' SHOULD MEAN, WELL ROTTED MANURE.



SHRUB PLANTING
SCALE 1" = 1'-0"

LANDSCAPE MASTER PLAN
RIVER PROPERTIES

TOWN OF YORKTOWN NEW YORK
SEPTEMBER 16, 1995 SCALE 1/4" = 1'-0"
BY: FRANK CAULIANO, LAND ARCHITECT
8 PINE TREE DR. CATONAH, N.Y. 10513
(914) 962-3690
REV: #1-11-30-95

Old Hill Farm Solar Farm



June 15, 2021

Mr. John A. Tegeder, Director of Planning
Yorktown Community & Cultural Center (YCCC)
1974 Commerce Street
(Top Floor, Room 222)
Yorktown Heights, NY 10598
(914) 962-6565

RECEIVED
PLANNING DEPARTMENT
JUN 16 2021
TOWN OF YORKTOWN

Dear Mr. Tegeder;

On behalf of Entersolar, enclosed please find a Pre-Preliminary Application for your consideration. By submission of this application, we are requesting to be placed on the agenda for the June 28th, 2021 Planning Board meeting to review the proposed solar project. The project involves the installation of ground mounted photovoltaic panels and battery storage on a vacant forested parcel south of East Main Street and north of US Route 6.

Please find the enclosed items to process for the proposed Yorktown A Solar Project:

- Twelve (12) copies of the Pre-Preliminary Application
- Twelve (12) copies of the Site Plans

Should you have any questions or require additional information, do not hesitate to contact me at (518) 556-3631 or by email at eredding@bergmannpc.com.

Sincerely,

Eric Redding, PE, LEED AP
DISCIPLINE LEADER, BERGMANN

Cc: Romer Beato – Entersolar

TOWN OF YORKTOWN PLANNING BOARD

RECEIVED
PLANNING DEPARTMENT

JUN 16 2021

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

TOWN OF YORKTOWN

PRE-PRELIMINARY APPLICATION

Date 6/15/2021

1. Tax Map Designation: Section 16.08 Block 1 Lot 4

2. Zone: R1-20 Acreage: 19.40

3. Type of Development: Site Plan Subdivision

4. If subdividing, how many total lots are proposed? _____

5. A brief description of the proposed development:

The proposed project consists of a 15.5± acre community solar farm (Old Hill Farm Solar Farm). It will involve tree removal, the installation of ground mounted photovoltaic panels as well as the associated access road, electric utility upgrades, and perimeter fencing.

6. Applicant:

Name Romer Beato
Firm Entersolar
Address 805 Third Avenue
New York, NY 10022
Phone (917) 426-9523
Fax _____
Email rbeato@entersolar.com

7. Owner of Record:

Name Old Hill Farm, LLC
Address 227 Guard Hill Road
Bedford Corners, NY 10549
Phone (973) 364-8303
Fax _____
Email _____

8. Designated contact person for this application:

Name Bergmann c/o Eric Redding, PE
Fax # _____
Email eredding@bergmannpc.com

Applicant

Owner of Record

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

DATE

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

Referral Routing Transmittal

To:	File	Westchester County
	Planning Board (6)	Planning Department
	Building Inspector	Dept. of Public Works
	Fire Inspector	Dept. of Health
	Highway Superintendent	Parks & Recreation
	Town Attorney	Environmental Facilities
	Town Board	Soil & Water
	Town Clerk	New York State
	Town Engineer	DEC Albany
	Water Department	DEC New Paltz (Region III)
	Planning Board Attorney	DOT
	Wetlands Consultant	OPRHP
	ABACA	NYC DEP
	Community Housing Board	Army Corp. of Engineers
	Conservation Board	Bordering Municipalities
	Open Space Committee	Town of Carmel
	Recreation Commission	Town of Cortlandt
	Tree Conservation Advisory Committee	Town of New Castle
	Yorktown Land Trust	Town of Somers
	Westchester Land Trust	City of Peekskill
	School District:	Town of Putnam Valley
	Lakeland	Putnam County Planning Dept.
	Yorktown	

From: Planning Department

Subject:

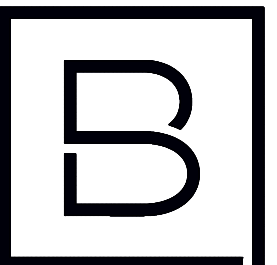
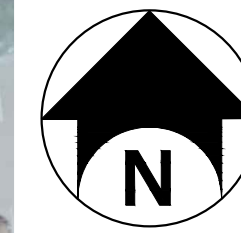
Date:

We are transmitting the following:

Application	Report
Drawings	Wetlands Permit Application
EAF	SEQRA Scope
EAF Addendum	Other:

for your: Information Review Comment

Please review and comment as soon as possible.



BERGMANN
ARCHITECTS ENGINEERS PLANNERS

2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

ENTERSOLAR
805 THIRD AVENUE
NEW YORK, NY 10022

**OLD HILL FARM
SOLAR FARM**
571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description

**NOT FOR
CONSTRUCTION
0 % SUBMISSION**

Copyright © Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.

Project Manager ECR	Discipline Lead ECR
Designer WD	Reviewer ECR
Date Issued 6/14/2021	Project Number 14064.11

Sheet Name

OVERALL SITE PLAN

Drawing Number

C004



LEGEND:

- PROPERTY LINE SETBACK - 50'
- PROPERTY/R.O.W. LINE
- PROPOSED GRAVEL DRIVEWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
- FENCE LINE
- CONTOUR - MAJOR
- CONTOUR - MINOR
- EXISTING VEGETATION
- EXISTING ROCK WALL
- PROPOSED LIMITS OF TREE CLEARING
- EXISTING WETLANDS
- 100' WETLAND BUFFER
- PROPOSED SCREENING TREES
- PROPOSED SWALE

SITE PLAN DATA TABLE

SITE IS LOCATED IN THE "R1-20" RESIDENTIAL ZONING DISTRICT.

PROPOSED USE: SOLAR

PARCEL 16.08-1-4
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER
STATE OF NEW YORK

APPLICANT: ENTERSOLAR
805 THIRD AVENUE
NEW YORK, NY 10022
(973) 954-7442

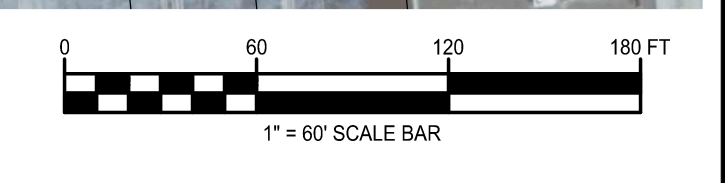
OWNER(S) OF RECORD:
OLD HILL FARM, LLC

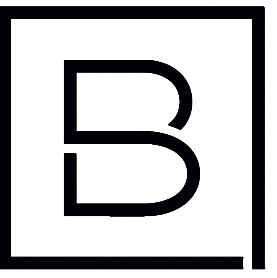
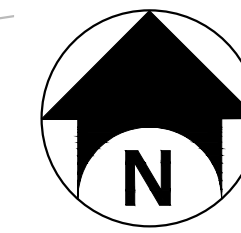
PLANS PREPARED BY: BERGMANN
2 WINNERS CIRCLE, SUITE 102
ALBANY, NY 12205
(518) 862-0325

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	19.40± AC.
MIN. LOT WIDTH	100 FT	896± FT
MIN. LOT DEPTH	100 FT	1,140± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	50± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. HEIGHT	15 FT	9± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	39.8± %

PLANT LIST

Key	Qty.	Botanical Name	Common Name	Mature Size		Installed Size	Condition	Notes
				Height	Spread			
Evergreen Trees								
AC	39	Abies concolor	White Fir	50-75 Ht.	20-30' Sprd.	6-7' Ht.	B&B	
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60 Ht.	10-25' Sprd.	8' Ht.	B&B	
PG	38	Picea glauca	White Spruce	40-60 Ht.	10-20' Sprd.	8' Ht.	B&B	
PP	43	Picea pungens	Colorado Spruce	30-60 Ht.	10-20' Sprd.	7-8' Ht.	B&B	
Evergreen Shrubs								
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B	





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ARCHITECTS ENGINEERS PLANNERS

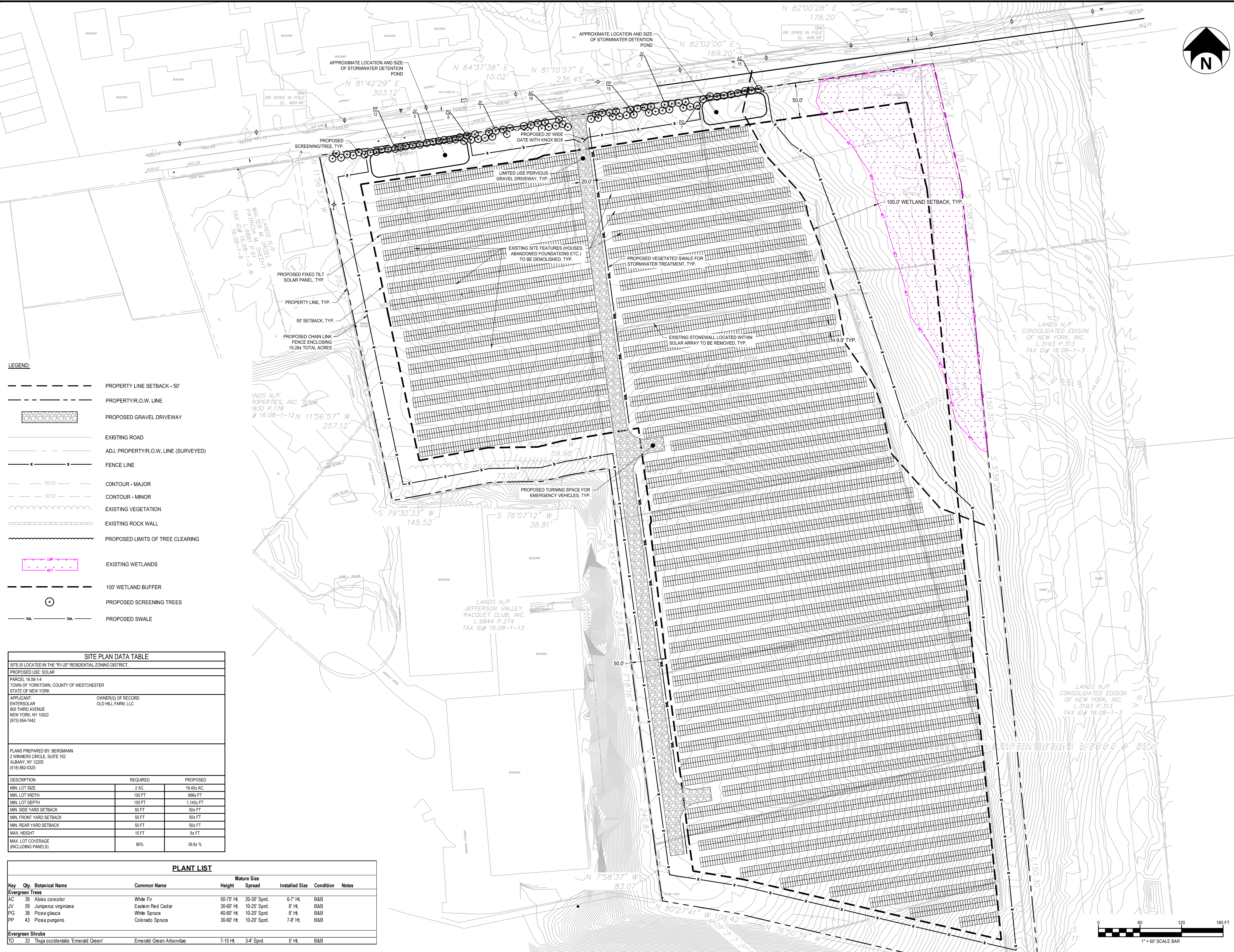
2 Winners Circle, Suite 102
Albany, NY 12205
www.bergmannpc.com
office: 518.862.0325

ENTERSOLAR
805 THIRD AVENUE
NEW YORK, NY 10022

**OLD HILL FARM
SOLAR FARM**

571 EAST MAIN STREET
JEFFERSON VALLEY, NY 10535

Date Revised	Description



LEGEND:

- PROPERTY LINE SETBACK - 50'
- PROPERTY/R.O.W. LINE
- PROPOSED GRAVEL DRIVEWAY
- EXISTING ROAD
- ADJ. PROPERTY/R.O.W. LINE (SURVEYED)
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- 100' WETLAND BUFFER
- PROPOSED SCREENING TREES
- PROPOSED SWALE

SITE PLAN DATA TABLE		
SITE IS LOCATED IN THE "R1-20" RESIDENTIAL ZONING DISTRICT.		
PROPOSED USE: SOLAR		
PARCEL 16.08-1-4		
TOWN OF YORKTOWN, COUNTY OF WESTCHESTER		
STATE OF NEW YORK		
APPLICANT: ENTERSOLAR 805 THIRD AVENUE NEW YORK, NY 10022 (973) 954-7442	OWNER(S) OF RECORD: OLD HILL FARM, LLC	
PLANS PREPARED BY: BERGMANN 2 WINNERS CIRCLE, SUITE 102 ALBANY, NY 12205 (518) 862-0325		
DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT SIZE	2 AC.	19.40± AC.
MIN. LOT WIDTH	100 FT	896± FT
MIN. LOT DEPTH	100 FT	1,140± FT
MIN. SIDE YARD SETBACK	50 FT	50± FT
MIN. FRONT YARD SETBACK	50 FT	50± FT
MIN. REAR YARD SETBACK	50 FT	50± FT
MAX. HEIGHT	15 FT	9± FT
MAX. LOT COVERAGE (INCLUDING PANELS)	80%	39.8± %

PLANT LIST							
Key	Qty.	Botanical Name	Common Name	Mature Size		Condition	Notes
				Height	Spread		
Evergreen Trees							
AC	39	Abies concolor	White Fir	50-75 Ht.	20-30' Sprd.	6-7 Ht.	B&B
JV	59	Juniperus virginiana	Eastern Red Cedar	30-60 Ht.	10-25' Sprd.	8' Ht.	B&B
PG	38	Picea glauca	White Spruce	40-60 Ht.	10-20' Sprd.	8' Ht.	B&B
PP	43	Picea pungens	Colorado Spruce	30-60 Ht.	10-20' Sprd.	7-8' Ht.	B&B
Evergreen Shrubs							
TO	33	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-15 Ht.	3-4' Sprd.	5' Ht.	B&B

**NOT FOR
CONSTRUCTION
0 % SUBMISSION**

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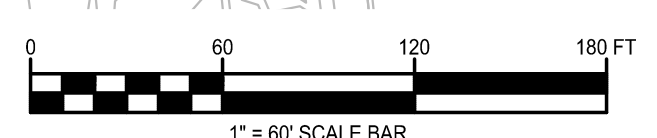
Project Manager ECR	Discipline Lead ECR
Designer WD	Reviewer ECR
Date Issued 6/14/2021	Project Number 14064.11

Sheet Name

SITE PLAN

Drawing Number

C005



**Mural at 2013
Crompond Road
Acme Realty**

REVISED MURAL – 6/14/2021



TREES TO BE PRUNED FOR BETTER VIEW OF MURAL



TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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

RECEIVED

PLANNING DEPARTMENT

JUN 25 2021

TOWN OF YORKTOWN

To: Planning Department
From: ABACA
Date: June 25, 2021
Subject: 2013 Crompond Road aka Crompond Corner – Proposed Mural
SBL: 37.14-1-45

Drawings Reviewed:

Title:	Date:	Produced By:
Re/Max Letter with proposed mural	6-2021	Howard Payson, Re/Max

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject via video conference at their Board meeting held on Tuesday, June 22, 2021. Howard Payson of Re/Max Town and Country was present. Mr. Payson is proposing to paint a mural on the building façade facing Route 118 featuring several Yorktown landmarks. At this time, it is undecided as to whether the corporate logo (*Re/Max hot air balloon*) will be on the mural. The existing arborvitae that currently screen the building are also proposed to be trimmed for visibility to the mural.

The ABACA has the following comments:

Is it a mural or a sign?

There was discussion about whether or not the mural would be considered a sign.

The applicant stated that if the corporate logo is removed, it would then be deemed a mural and cited Chapter 15-4.6 – Building Code Administration of the Town Code as follows:

15.4.6 Exemptions. No building permit shall be required for work in any of the following categories:

(6) Painting, wallpapering, tiling, carpeting, or other similar finish work;

While it is not the responsibility of the Board to determine how types of work are categorized, it does not feel that it falls within the exemption listed above. Despite how the mural or sign is defined, any proposed substantial improvement to a commercial building within the Town would be subject to review and scrutiny by the ABACA to determine the appropriateness as per **Section 300-12** of the Town Code. There is no distinction in the Town Code and no specific definition of a “mural”. For these reasons, the ABACA feels that with or without any text or logos, this mural or anything like it would be characterized as a “sign” per the definition of the Code as follows:

SIGN

Any writing, pictorial presentation, number, illustration or decoration, flag, banner or pennant, or other device that is used to announce, direct attention to, identify, advertise, or otherwise make anything known. The term "sign" shall not be deemed to include the term "building" or "landscaping," or any architectural embellishment of a building not intended to communicate information.

The ABACA feels that it is important to note that this mural will set a precedent for future proposals and should be carefully reviewed. The ABACA is not in favor of utilizing this mural or any future murals for the advertising of businesses. Therefore, the Board suggests that the commercial logo for this mural be removed. Due to its size, it would also likely require a variance when considering building frontage and quantity permitted by the code. The applicant noted that the building signage package was submitted to the Building Department. The quantitative requirements for signage will need to be reviewed per the zoning ordinance.

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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ABACA Memo – 2013 Crompond Road aka Crompond Corners

June 25, 2021

Page 2 of 4

Mural

The applicant explained that the mural will be painted by a local artist and will be a focal point for the community and visitors.

- The Board likes the idea of a mural representing Yorktown and its history, but questions if this is the right location? Is this really the center of Town? How does this fall into the overall planning for this area? The Board also notes that there is an existing digital “Welcome to Yorktown” sign on that corner.
- The placement of the mural on the building facade will eliminate space for signage on that portion of the facade which could be difficult for tenants unless some other provision is made.
- The images on the mural seem cluttered and some images are glowing. The Board questions if the images selected are truly representative of Yorktown. Some suggestions could include images of wildlife, the Town’s hiking and bicycle trails and perhaps some connection to the Town’s lacrosse legacy. The Board also notes that the mascots for Yorktown are the Cornhuskers and the Hornets. The FDR sign seems out of place. The proposed font seems to be very dark and does not provide enough contrast with the background.
- The image use of the First Presbyterian Church should be discussed to ensure that there are no legal concerns. In addition, could this create an issue with other houses of worship within the Town?
- The Board suggests for the applicant to submit some alternate renderings or perhaps reach out to the Yorktown and Lakeland high schools to create an art competition to find out from students what they think about their Town and what images the mural should have.

Visual Concerns

- The applicant explained that the existing arborvitaes were part of the original site plan to screen the building but are now overgrown. They are proposing to trim the trees and maintain them as a hedge in order to create visibility to the mural. The Board is concerned that the proposed tree trimming will create more visibility to the cars parked in the lot. Since the intention was to screen the building and the parking lot, careful consideration should be given to the height of the trees.
- The Board is concerned about the visual pollution at this location. The area is prone to election type signs, etc. that are posted to the guard rails at this site. There are also a number of competing signs that include gas station signs, the Yorktown Lions sign, and the existing “Welcome to Yorktown” sign all of which may make a mural at this location work against itself and become lost in a sea of signs.

The ABACA is not opposed to a mural or decorative façade treatment, but feels that more review is needed before anything is approved and installed.

Sean Connolly

Sean Connolly, ABACA Board Member

/nc

Attachment

cc: Applicant

Building Department

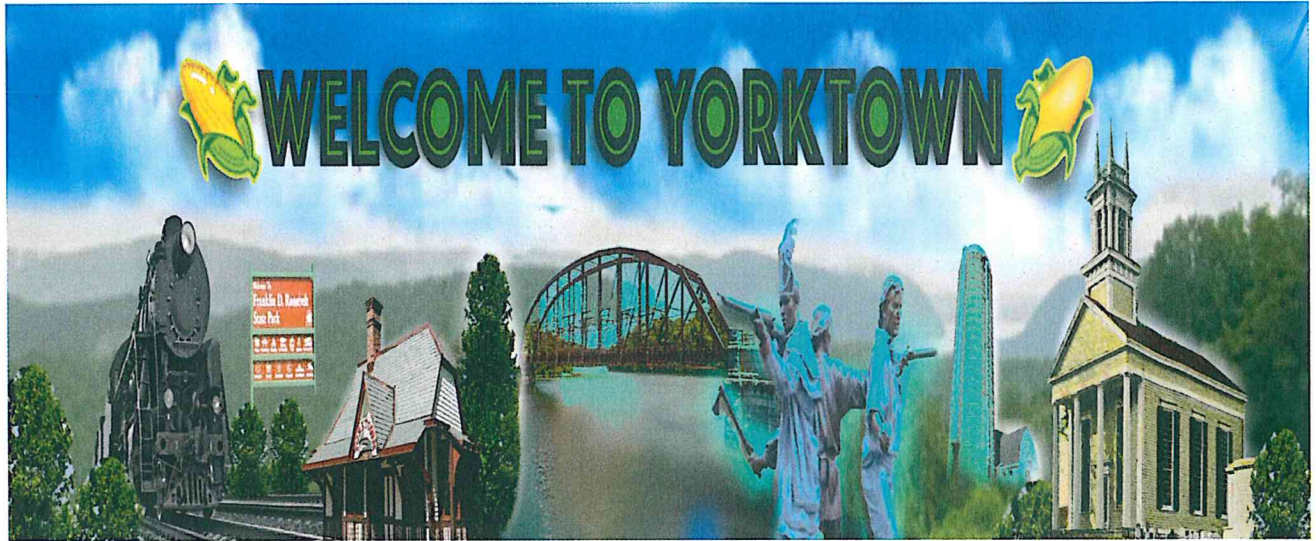
TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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ABACA Memo – Proposed Mural
June 25, 2021
Page 3 of 4

Proposed Mural without corporate logo



Proposed Mural with corporate logo (Re/Max balloon) and dimensions



TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

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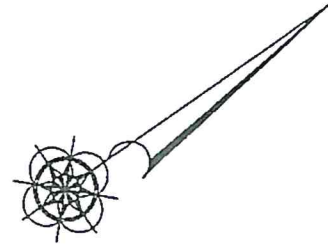
ABACA Memo – Proposed Mural

June 25, 2021

Page 4 of 4

TREES TO BE PRUNED FOR BETTER VIEW OF MURAL



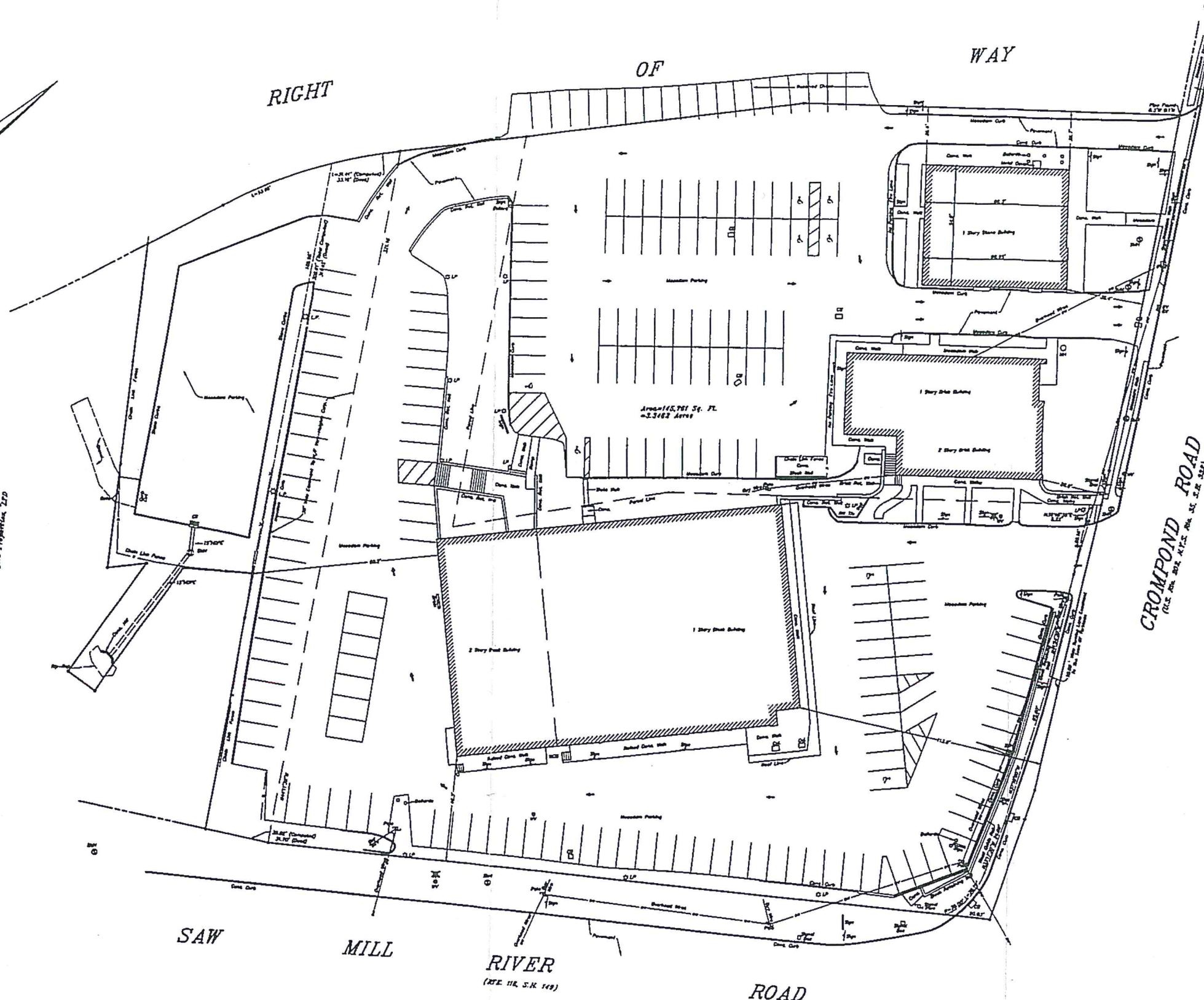


How Dr. Property
Mapers Property, LTD

RIGHT

OF

WAY



CROMPOND ROAD
(SEE MAPS 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000)

SAW

MILL

RIVER

(SEE 112, S.H. 108)

ROAD

MAP OF PROPERTY PREPARED
For
ACME REALTY

Situate in the
TOWN OF YORKTOWN
COUNTY OF WESTCHESTER, NY
Scale: 1"=20' April 21, 2016

PREPARED BY:
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Donald D. Coleman

**DONNELLY LAND
SURVEYING, P.C.**

1929 COMMERCE STREET
YORKTOWN HEIGHTS, NY 10594
PHONE: (914) 962-2215
FAX: (914) 962-2209

DONALD D. COLEMAN, L.S., N.Y.S. LIC. NO. 49822



RE/MAX[®]

Town & Country

RECEIVED
PLANNING DEPARTMENT

JUN 4 2021

TOWN OF YORKTOWN

Dear Planning Board & To Whom It May Concern,

My Name is Howard Payson. I am the Broker-Owner of RE/MAX Town & Country. We are excited to be opening a new office in Yorktown. With this new venture, we see a great opportunity to continue the efforts of enhancing our community.

We understand 2013 Crompond, has been considered an eye sore by the community and while we don't own the building. We take pride in everything we do. Hence, we are proposing a beautiful, elegant mural showcasing the great features of Yorktown. So that our community can be proud of its heritage. It is with a humble request that we are give permission to trim the hedges that cover the building. So that visitors and community members can see what culture we have here. As I have been told the hedge was designed to hide the building because of its current state. With the update, in our opinion the mural would negate the original purpose.



RE/MAX[®]

Town & Country

Please feel free to contact me with any questions, suggestions, or recommendations.

Thank You for your consideration

Howard Payson

Broker-Owner

ACME REALTY
Photos Submitted on June 4, 2021























