

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

April 12, 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/tZwpfuGqpjsjHNeDy6GA6a8oU32ooxFhomFr>

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

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

WORK SESSION

3. Martinez Subdivision Lot 2
Request for SWPPP Permit

Location: 35.16-1-2; 1767 Jacob Road

Contact: Westchester Modular Homes

Description: Applicant is requesting a SWPPP permit be granted by the Planning Board pursuant to Resolution #05-23 dated September 26, 2005, which required the approval of a permit prior to building permit.

4. Alek-Tris Subdivision
Zoning Board Referral

Location: 16.10-3-26; 1075 East Main Street, Shrub Oak

Contact: Architectural Visions, PLLC

Description: Applicant has requested the Zoning Board revisit their 1981 decision prohibiting future subdivision of Lot 26.

REGULAR SESSION

5. Hemlock Hills Farm Solar Farm
Decision Statement

Location: 46.08-1-1 (Yorktown) & 45.12-1-4 (Cortlandt); 500 Croton Avenue, Cortlandt Manor

Contact: Badey and Watson Surveying and Engineering, P.C.

Description: Proposed 1.69 MW solar farm on 4 acres of the 50 acre Hemlock Hill Farm property that is located in the Town of Yorktown.

6. Hansmann Major Subdivision
Public Informational Hearing

Location: 6.13-1-10, 6.17-2-63; 280 East Main Street, Jefferson Valley

Contact: Ralph Mastro Monaco, PE, PC

Description: Proposed 3 lot subdivision on 11.43 acres in the R1-80 zone.

7. Foothill Street Solar

Public Informational Hearing Site Plan & Special Permit

Location: 15.07-1-5; 3849 Foothill Street

Contact: Con Edison Clean Energy Businesses, Inc.

Description: Proposed installation of a 1.875 MW ground mounted solar panel system with associated access road, electric utility upgrades, and perimeter fencing.

8. Taco Bell – Mohegan Lake

Public Hearing Amended Site Plan & Special Use Permit for Outdoor Seating

Location: 15.16-1-21; 3571 Mohegan Avenue

Contact: JMC Site Development Consultants

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

WORK SESSION

9. Par 3 Golf Course

Discussion Site Plan

Location: 16.07-1-38; 795 Route 6

Contact: James Martorano Jr.

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

10. Proposed Planned Design District Overlay Zones

Town Board Referral

Last Revised – April 9, 2021