

TOWN OF YORKTOWN PLANNING BOARD

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

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

November 22, 2021
7:00 PM

1. **Correspondence**
2. **Meeting Minutes – November 8, 2021**

REGULAR SESSION

3. **Bird Bus Sales & Service**

Decision Statement

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

Contact: JMC Site Development Consultants

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

4. **Maryel School of New York at St. Andrew's Lutheran Church**

Decision Statement

Location: 37.09-1-24; 2405 Crompond Road

Contact: Celi Cacho & Pastor Dave Dockweiler

Description: Proposed reuse of the former Montessori School classrooms within the church for a private bilingual elementary school on 5 acres in the R1-40 zone.

5. **Par 3 Golf Course**

Adjourned Public Hearing

Location: 16.07-1-38; 795 Route 6

Contact: James Martorano Jr., Parks & Recreation Superintendent

Description: Proposed Par 3 golf course and clubhouse with restaurant on Town owned Parkland.

WORK SESSION

6. **Granite Knolls Park Solar Project**

Discussion Site Plan & Special Permit

Location: 26.09-1-22; 2975 Stony Street

Contact: HESP Solar LLC and Bergmann PC

Description: Proposed 1.3 MW-AC community solar project including ground mounted solar panels, solar carport system, and a battery storage system at Granite Knolls Park.

7. **Yorktown Energy Storage Tier 2 Battery Storage System**

Discussion Amended Battery Components

Location: 6.17-1-24; 3901 Gomer Court, Jefferson Valley

Contact: Greg Gibbons, PV Engineers, P.C.

Description: Approved Tier 2 (5,000kW/15,000kWh) battery energy storage system which will be no more than 15% of the lot coverage with a maximum of five containers.

8. Nadine's Restaurant

Discussion Special Use Permit for Outdoor Seating

Location: 59.14-1-23 & 24; 715 Saw Mill River Road

Contact: Keith Staudohar, Cronin Engineering

Description: Applicant request to make permanent the 70 seat outdoor seating area created in response to the pandemic.

9. 3668 Barger Street

Discussion Site Plan

Location: 16.07-1-44; 3668 Barger Street

Contact: JB Hernandez, ARQ Architecture, P.C.

Description: Request for site plan approval of existing site and proposed 300 square foot office building on 1.40 acres in the C-4 zone.

Last Revised – November 18, 2021