# 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

#### December 20, 2021 7:00 PM

# THIS MEETING WILL BE HELD VIRTUALLY ON ZOOM. THE PUBLIC CAN VIEW THE MEETING BY JOINING THE ZOOM MEETING, WATCHING THE LIVE LINK ON THE TOWN WEBSITE, OR BY WATCHING ON TV ON OPTIMUM CHANNEL 20 AND VERIZON FIOS CHANNEL 33.

Participants must register in advance for this meeting: https://us02web.zoom.us/meeting/register/tZ0sc-6gqDsoHNThROzqliJT-ezCvXrjY-eC

After registering, you will receive a confirmation email containing information about joining the meeting. Use the link in the confirmation email to join the meeting when it begins.

## IF YOU WOULD LIKE TO SPEAK DURING ONE OF THE PUBLIC HEARINGS, PLEASE NOTIFY THE PLANNING DEPARTMENT AS SOON AS POSSIBLE AT <u>RSTEINBERG@YORKTOWNNY.ORG</u> OR BY CALLING 914-962-6565.

- 1. Correspondence
- 2. Meeting Minutes December 6, 2021

# **REGULAR SESSION**

3. Nadine's Restaurant

#### Public Hearing

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.

## 4. Yorktown Energy Storage Tier 2 Battery Storage System Public Informational Hearing

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.

# WORK SESSION

5. Bellamy Subdivision Discussion Minor Subdivision

*Location:* 37.10-1-38; 379 Hallocks Mill Road *Contact:* Burns Engineering Services, P.C. *Description:* Proposed 2-lot Subdivision on 1.417 acres in the R1-20 zone.

#### 6. Foothill Street Solar Discussion Site Plan

*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 and Tier 2 battery energy storage system along with associated access road, electric utility upgrades, and perimeter fencing.

#### 7. Town Board Referral #FSWPPP-063-21

Location: 48.14-2-1; 322 Chestnut Court Contact: Hudson Engineering & Consulting Description: Proposed demolition of an existing deck and patios and construction of two-tiered retaining walls and a new patio requiring approximately 1,650 cubic yards of soil.

# 8. Old Croton Gatehouse

# **Discussion Lighting Plan**

Location: 58.16-1-11; Croton Dam Road Contact: Mark DelBalzo, PE, NYCDEP Description: Proposed lighting upgrade at Old Croton Gatehouse.

# 9. 3717 Crompond Road LLC

#### **Discussion Site Plan**

*Location:* 35.08-1-13; 3717 Crompond Road *Contact:* Site Design Consultants *Description:* Proposed demolition of the existing building and construction of a new 20,370 SF twostory warehouse/office building with associated parking and site improvements.

# 10. Martino Contracting

# Discussion Site Plan

Location: 6.17-2-62; 286 East Main Street, Jefferson Valley Contact: Site Design Consultants Description: Proposed subdivision for a two-story office/warehouse/garage and apartment building in the Country Commercial zone and one single-family house in the R1-80 zone.

# 11. Ryder Subdivision

# **Discussion Minor Subdivision**

*Location:* 48.06-1-12; 532 Underhill Avenue *Contact:* Site Design Consultants *Description:* Proposed to subdivide a parcel with an existing residence into 2 building lots on 6.086 acres in the R1-20 zone. The Board previously reviewed this application from 2013 – 2015.

# Last Revised – December 20, 2021