

# TOWN OF YORKTOWN PLANNING BOARD

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PLANNING DEPARTMENT

MAY 4 2021

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6563

## SPECIAL USE PERMIT APPLICATION

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

Date 04/26/2021

1. Tax Map Designation (Section, Block, Lot) 15.07-1-5

2. Property Address 3849 Foothill Street, Mohegan Lake, NY 10547

3. Zone: R1-40 Total Acreage: 34.23±

### 4. Indicate requested special use permit:

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

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

The proposed project consists of a 16.0± acre community solar farm (Yorktown A). It will involve tree removal, the installation of ground mounted photovoltaic panels as well as the associated access road, electric utility upgrades, battery storage and perimeter fencing.

**6. Applicant**

Name Joe Shanahan, Project Developer  
Firm Con Edison Clean Energy Businesses, Inc  
Address 100 Summit Lake Drive, Valhalla, NY 10595  
Phone (978) 888-4088  
Email ShanahanJ@conedceb.com

**7. Owner of Record**

Name William Lockwood  
Firm N/A  
Address 50 Lockwood Drive, Cortland Manor, NY 10567  
Phone (914) 760-0817  
Email bill0704@hotmail.com

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

**Applicant**  
DocuSigned by:  
Tom Sweeney  
DZABF246EBU5433  
\_\_\_\_\_  
SIGNATURE  
Tom Sweeney  
\_\_\_\_\_  
PRINT NAME  
10/19/2020  
\_\_\_\_\_  
DATE

**Owner of Record**  
William Lockwood  
\_\_\_\_\_  
SIGNATURE  
William Lockwood  
\_\_\_\_\_  
PRINT NAME  
10/21/20  
\_\_\_\_\_  
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.

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TOWN OF YORKTOWN PLANNING BOARD

# Tier 2 Battery Energy Storage Systems

TOWN OF YORKTOWN

## Special Permit Application Addendum

### GENERAL PROJECT INFORMATION

Project Name: Yorktown A Solar Farm  
Section, Block, Lot: 15.07-1-5  
Existing Site Use:  Residential  Commercial Zone: R1-40

### PROVIDE THE TOTAL SYSTEM CAPACITY RATING

Total System Capacity Rating: 3,132,000 kWh Power Rating 1870 kW (Select One)  AC or  DC

### SELECT SYSTEM CONFIGURATION

AC Coupled  DC Coupled  Standalone

### SELECT BATTERY TYPE

Lithium-ion, all types  Lead-acid, all types  Nickel-cadmium (Ni-Cd)  Flow batteries  
 Other: \_\_\_\_\_

### SELECT INSTALLATION TYPE

Indoor  Outdoor  
 Attached/Detached/Open Garage  Rooftop  Dedicated Use Building

### PROPOSED BATTERY ENERGY STORAGE SYSTEM INSTALLATION CONTRACTOR INFORMATION

Contractor

Contact Name TBD  
Business Name TBD  
Address TBD  
Phone TBD  
Email TBD  
License #(s) TBD

Electrician

Contact Name TBD  
Business Name TBD  
Address TBD  
Phone TBD  
Email TBD  
License #(s) TBD

**PROPOSED OWNER AND/OR OPERATOR**

Name Joe Shanahan  
Firm Clean Energy Businesses, Inc.  
Address 100 Summit Lake Drive, Valhalla, NY 10595  
Phone 978-888-4088  
Email ShanahanJ@conedceb.com

**SUBMITTAL REQUIREMENTS**

In order to submit a complete permit application for a new battery energy storage system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Tier 2 Battery Energy Storage System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) All site plan application requirements pursuant to Section 300-85.1(I) of the Town of Yorktown Town Code.