

TOWN OF YORKTOWN PLANNING BOARD

RECEIVED
PLANNING DEPARTMENT

OCT 28 2020

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

TOWN OF YORKTOWN

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 10/14/2020

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 checked="" type="checkbox"/> | §300-81.4 | Large-Scale Solar Power Generation Systems and Facilities |
| <input 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 15.0± 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, 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
DZAS5F246EB05435...
 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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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

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Firm N/A
Address 50 Lockwood Drive, Cortland Manor, NY 10567
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Applicant
DocuSigned by:
Tom Sweeney
DZAS9FZ46EB05435...
SIGNATURE
Tom Sweeney
PRINT NAME
10/19/2020
DATE

Owner of Record
William Lockwood
SIGNATURE
William Lockwood
PRINT NAME
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F:\Office\WordPerfect\Application Forms\APP-SpecialPermit.wpd
This form last updated: September 2020

TOWN OF YORKTOWN PLANNING BOARD

Large Scale Solar Power Generation Systems & Facilities 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

Is Applicant? Property Owner Lessee

Proposed Lot Coverage: 11.3%

PROVIDE THE TOTAL SYSTEM CAPACITY RATING

A Large Scale Solar Energy system is a Solar Energy System that exceeds 20 kW DC as rated by its nameplate capacity. The maximum system capacity and the maximum area of land upon which the system shall be erected are as follows:

- (1) Up to one megawatt AC on an area of land no larger than 10 acres, excluding any easement for accessing the parcel; or over 1 but not to exceed 5 Megawatt AC on an area of land no larger than 20 acres, excluding any easement for accessing the parcel.

Total System Capacity Rating: 2,803,000 kWh Power Rating 1,875 kW (Select One) AC or DC

SELECT INSTALLATION TYPE

Ground Rooftop

PROPOSED SOLAR ENERGY SYSTEM INSTALLATION INFORMATION

Sponsor Company

Contact Name Joe Shanahan, Project Developer

Business Name Con Edison Clean Energy Businesses, Inc.

Address 100 Summit Lake Drive, Valhalla, NY 10595

Phone (978) 888-4088

Email ShanahanJ@conedceb.com

Contractor/Installation Company

Contact Name TBD
Business Name TBD
Address TBD
Phone TBD
Email TBD

PROPOSED OWNER AND/OR OPERATOR (IF DIFFERENT FROM ABOVE)

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

SUBMITTAL REQUIREMENTS

In order to submit a complete permit application for a new large-scale solar power generation system, the applicant must include:

- a) Completed Planning Board Special Use Permit Application with this Large Scale Solar Power Generation System Addendum.
- b) A special permit application fee of \$625.00 paid by check made payable to the Town of Yorktown.
- c) Required documents as listed in Section 300-84.1(F):
 - Equipment specification sheets shall be submitted for all photovoltaic panels, significant components, mounting systems, and inverters that are to be installed.
 - A property Operation and Maintenance Plan shall be submitted.
 - A carbon sequestration for tree loss calculation.
 - Proposed tree loss mitigation, if applicable.
 - A Decommissioning Plan
- d) All site plan application requirements pursuant to Section 300-85/1(I) of the Town of Yorktown Town Code.