

# TOWN OF YORKTOWN TOWN BOARD

Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722, Fax (914) 962-6591

## APPLICATION FOR SITE PLAN APPROVAL Pursuant to Town of Yorktown Town Code Chapter 300 Article VII Permitted Special Uses or Article VIII Special Districts

Date 01/04/21

1. Name of Project: Shrub Oak Rooftop and Canopy Solar Energy System

2. Location: (Section-Block-Lot) Section 16.9, Block 2, Lot 13

Street Address or Adjacent Street: 1426 E. Main Street

3. Zone: C-1 Total Acreage: 3.4

4. Is a statement of easements relating to property attached?  Yes  None exist

5. Project narrative (brief description of proposed development):

Installation of a 260kW DC/233.3 kW AC Large-Scale Roof-mounted and Ground-mounted solar energy system within the same parcel. The proposed Roof-mounted structure will be installed on the roof space of the existing shopping complex and will not be visible from the street. The proposed Ground-mounted solar energy system will be three (3) separate canopy structures in the parking lot that will allow for shaded parking and emergency vehicle passage without hindering the existing use of the lot.

6. Contact Person - CHOOSE ONLY ONE:

Applicant  
 Attorney

Owner  
 Engineer

Architect  
 Surveyor

Wetland Scientist  
 Landscape Architect

7. Applicant

Name John A. Bertuzzi

Firm Ecogy New York VI LLC

Address 315 Flatbush Ave #393, Brooklyn, NY 11217

Phone (718) 304-0945

Fax \_\_\_\_\_

Email projectmanagement@ecogysolar.com

8. Owner of Record

Name James K. Rinzler

Firm Oak Shopping LLC C/O Dominion Management Company

Address 200 Madison Ave, 24th Floor, New York, NY 10016

Phone (212) 685-6500

Fax \_\_\_\_\_

Email jkr@dommgt.com

**9. Attorney**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**10. Engineer**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**11. Surveyor**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**12. Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**13. Wetland Scientist/Specialist**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**14. Landscape Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

- 15. Is this project within 500 feet of the Town line?  Yes  No
- 16. Is this project within 500 feet of the Putnam County line?  Yes  No
- 17. Is this project within the Sustainable Development Study Area?  Yes  No
- 18. Is this project within the NYC DEP Watershed?  Yes  No
- If yes, is this project within a Designated Main Street Area?  Yes  No

19. Is this project within 500 feet of:
- The right-of-way of any existing or proposed state or county road?  Yes  No
  - The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No
  - The boundary of state or county-owned land on which a public building/ institution is located?  Yes  No
  - An existing or proposed county drainage line?  Yes  No
  - The boundary of a farm located in an agricultural district?  Yes  No

20. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

21. This project requires the following permits or approvals from the Town of Yorktown:

- Wetland Permit
- Stormwater Permit
- Tree Permit
- Planning Board Special Permit: Large-Scale Ground-Mounted Solar Energy System
- Town Board Variance or Special Permit: \_\_\_\_\_
- Zoning Board of Appeals Variance or Special Permit: Height Variance

22. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: \_\_\_\_\_

23. This parcel is in the following districts:

School District	<u>Lakeland</u>	Water District	<u>Yorktown Consolidated #1</u>
Fire District	<u>Mohegan</u>	Sewer District	<u>Peekskill</u>

A Short or Full EAF with the original signature of the applicant or project sponsor must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Special Permit Requirements, Zoning Ordinance, Lighting Ordinance, Tree Removal and Stormwater Ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved open space, drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

**Applicant**

John A. Bertuzzi

DocuSign Envelope ID: 59B6A7A3E70D427  
NAME (PLEASE PRINT)

[Signature]  
SIGNATURE

1/5/2021

DATE

**Owner of Record**

[Signature]  
NAME (PLEASE PRINT)

[Signature]  
SIGNATURE

1/13/21  
DATE

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

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.

**REFER TO AFFIDAVITS ON THE FOLLOWING PAGES**

ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

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AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

\_\_\_\_\_, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

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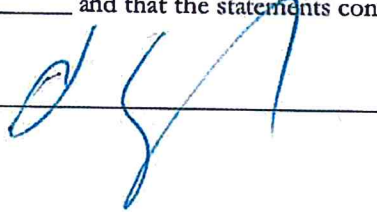
AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

James Rinzer, being duly sworn, deposes and says that he resides at 68 Sleepy Hollow Rd in the County of Westchester and State of NY. That he is the Manager of Oak Shopping LLC the corporation which is owner in fee of the property described in the foregoing application for Site Plan Approval and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 13th date of January, 2021

Robin Roberts  
Notary Public



**ROBIN B. ROBERTS**  
Notary Public, State of New York  
No. 02RO6163240  
Qualified in New York County  
Commission Expires October 02, 2022