



Town of Yorktown

Green Street Power Partners
1.97 MW AC / 2.0 MW DC Community Solar Project



BULK REQUIREMENTS

TOWN OF YORKTOWN - ZONING DISTRICT R1-20
PROPOSED SPECIAL USE PERMIT: LARGE SCALE SOLAR ENERGY SYSTEM

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA (300-81.4, F-3B)	2 AC	21.65 AC
MINIMUM SYSTEM CAPACITY PER MAXIMUM AREA OF LAND (300-81.4, C "LARGE-SCALE SOLAR ENERGY SYSTEM")	≤ 1 MW ON AREA OF LAND NO LARGER THAN 10 AC; 1 < X ≤ 5 MW ON AREA OF LAND NO LARGER THAN 20 AC	TBD
MINIMUM LOT WIDTH (R1-20) (300 ATTACHMENT 1 TOWN OF YORKTOWN APPENDIX A)	100 FT	50 FT
MINIMUM LOT DEPTH (R1-20) (300 ATTACHMENT 1 TOWN OF YORKTOWN APPENDIX A)	100 FT	736 FT
MAXIMUM HEIGHT (GROUND-MOUNTED SYSTEM) (300-81.4, F-3A)	15 FT	TBD
MINIMUM FRONT YARD (300-81.4, F-3A)	50 FT	>50 FT
MINIMUM REAR YARD (300-81.4, F-3A)	50 FT	>50 FT
MINIMUM SIDE YARD (300-81.4, F-3A)	50 FT	>50 FT
MAXIMUM LOT COVERAGE (% OF LOT AREA) (300-81.4, F-3C)	80%	38%
MAXIMUM FENCE HEIGHT (300-13, F)*	4.5 FT	7 FT*
FRONT/SIDE YARD REAR YARD	6.5 FT	7 FT*
MINIMUM ROAD FRONTAGE (R1-20) (300 ATTACHMENT 1 TOWN OF YORKTOWN APPENDIX A)	100 FT	

* 7 FOOT FENCE REQUIRED BY NATIONAL ELECTRIC SAFETY CODE FOR SOLAR ARRAYS. FENCE TO BE CONSTRUCTED BEYOND YARD SETBACKS.

WETLAND REQUIREMENTS

PROPOSED WETLAND PERMIT

REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM WETLAND BUFFER (178-6, B "WETLAND/WATERCOURSE BUFFER")	100 FT	>100 FT

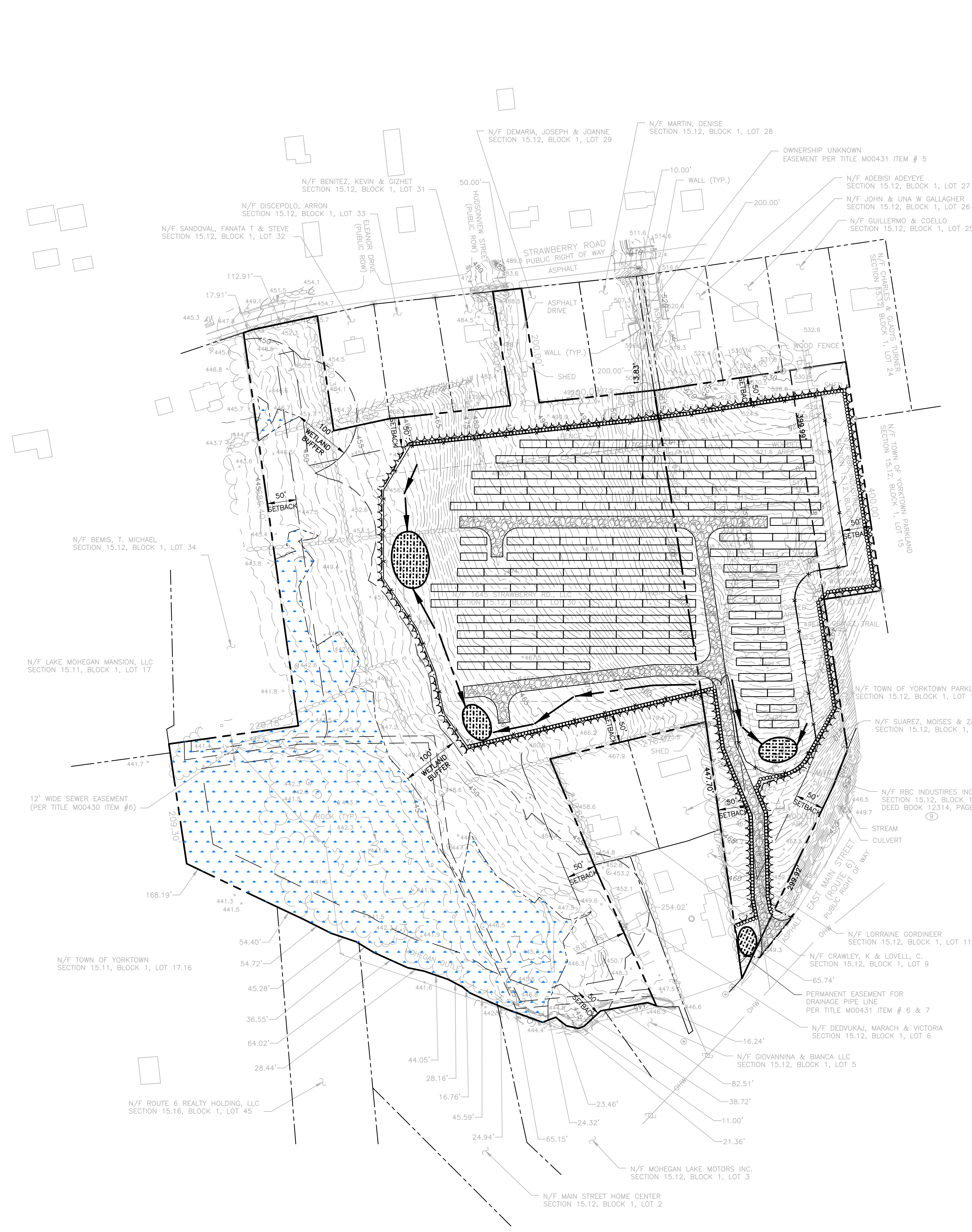
TREE REMOVAL REQUIREMENTS

PROPOSED TREE REMOVAL PERMIT: REMOVAL OF SPECIMEN TREES; LAND CONVERSION; WOODLAND DISTURBANCE ≥ 10,000 SF

REQUIREMENTS	PROVIDED
AVERAGE DBH OF ALL TREES TO BE REMOVED	TBD
AVERAGE DBH OF REPLACEMENT TREES (MINIMUM OF TWO-AND-ONE-HALF INCH CALIPER PER TOWN CODE SECTION 270-15, A-2A)	3"
TOTAL NUMBER OF REPLACEMENT TREES TO BE PLACED	TBD
TOTAL NUMBER OF PROTECTED TREES (TREES WITH A DBH OF 8" OR GREATER) TO BE REMOVED	TBD
TOTAL AREA OF WOODLAND DISTURBANCE	TBD
TREE BANK FUND	TBD
XXX PROTECTED TREES REMOVED X \$100 PER PROTECTED TREE REMOVED	TBD
XXXX SF/XXX ACRES, WOODLAND DISTURBANCE X \$300 PER 5,000 SF OF WOODLAND DISTURBANCE	TBD

LEGEND

	SOLAR PANEL RACK (173)
	STORMWATER FACILITY
	GRAVEL ROAD
	WETLANDS
	FENCE
	VEGETATED SWALE



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Rev	Date	Revision	Approved	DRAWING CONTROL			
				Designed by: L/JG	Drawn by: ECM	Checked by: L/JG	
				Purpose:	Released by:	Date:	
				<input type="radio"/> For Comment			
				<input type="radio"/> For Approval			
				<input type="radio"/> For Bid			
				<input type="radio"/> For Construction			

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OVERALL SITE PLAN			
STRAWBERRY ROAD 1645 STRAWBERRY ROAD TOWN OF YORKTOWN COUNTY OF WESTCHESTER, NEW YORK			
Date: 10/21/2021	Work Order: 10600.06	Drawing No.: SK-101	Rev: 0
Scale: 1" = 100'			



STRAWBERRY ROAD

ROUTE 6



AERIAL PROJECT VIEW FACING NORTH



AERIAL PROJECT VIEW FACING WEST



AERIAL PROJECT VIEW FACING NORTHEAST

AERIAL PROJECT VIEW FACING NORTH





AERIAL FACING SOUTH

PROJECT ACCESS GATE



US-6
Mohegan Lake, New York
Google
Street View



COMING DOWN ROUTE 6 HEADED SOUTHWEST

PROJECT ACCESS OFF ROUTE 6



PROJECT AERIAL FACING EAST

