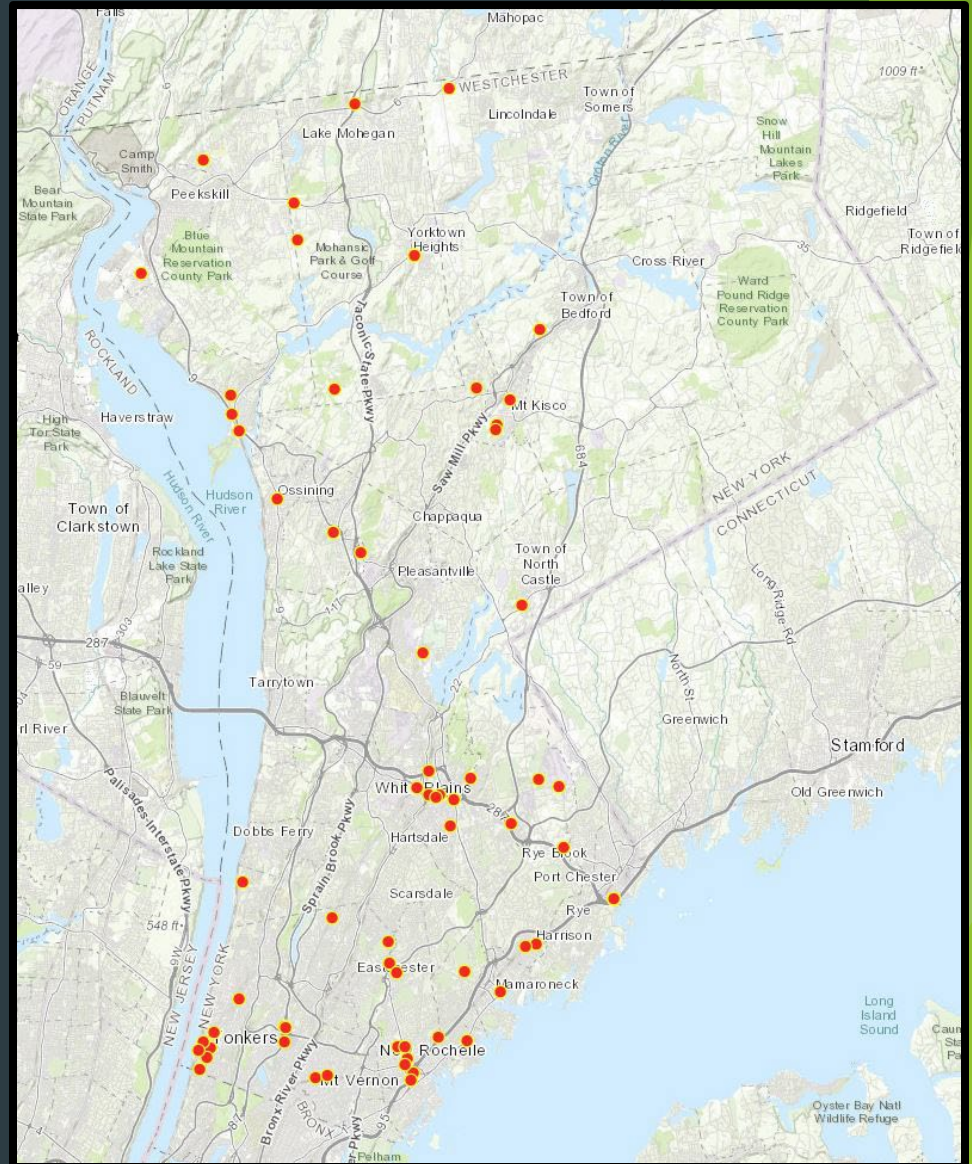


BESS REFERRALS DISCUSSION

Westchester County Department of Planning
WMPF Land Use Institute - March 20, 2025

Westchester County Referrals

- ▶ Westchester County Planning Board
- ▶ Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code
- ▶ 45 municipalities
- ▶ 450+ Submissions per year.
- ▶ Comment Letters vs. Notification



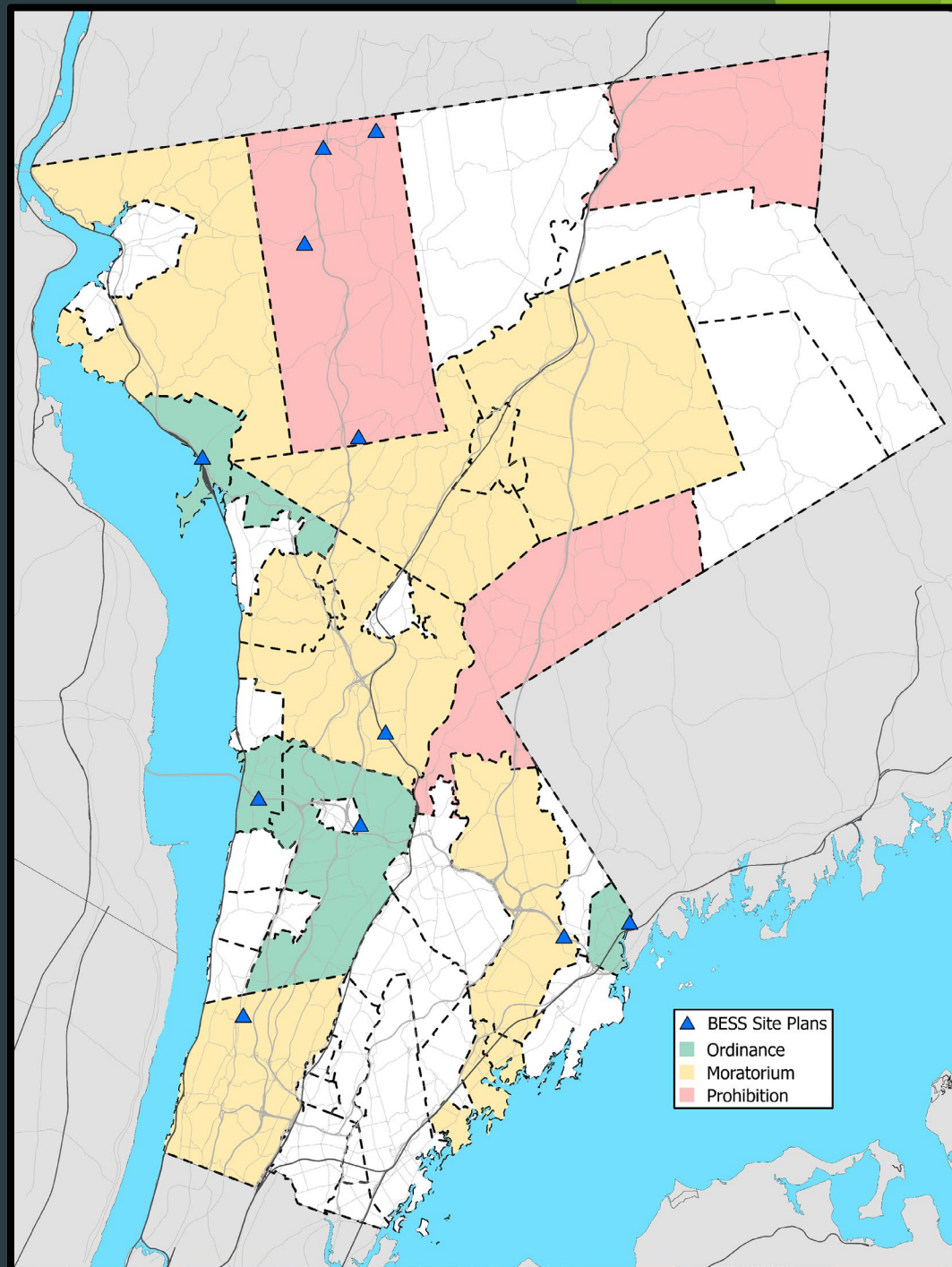
Westchester County Referrals

- ▶ Site Plans
- ▶ Special Use Permits
- ▶ Subdivisions
- ▶ Zoning Ordinances
- ▶ Zoning Variances
- ▶ Comprehensive Plans

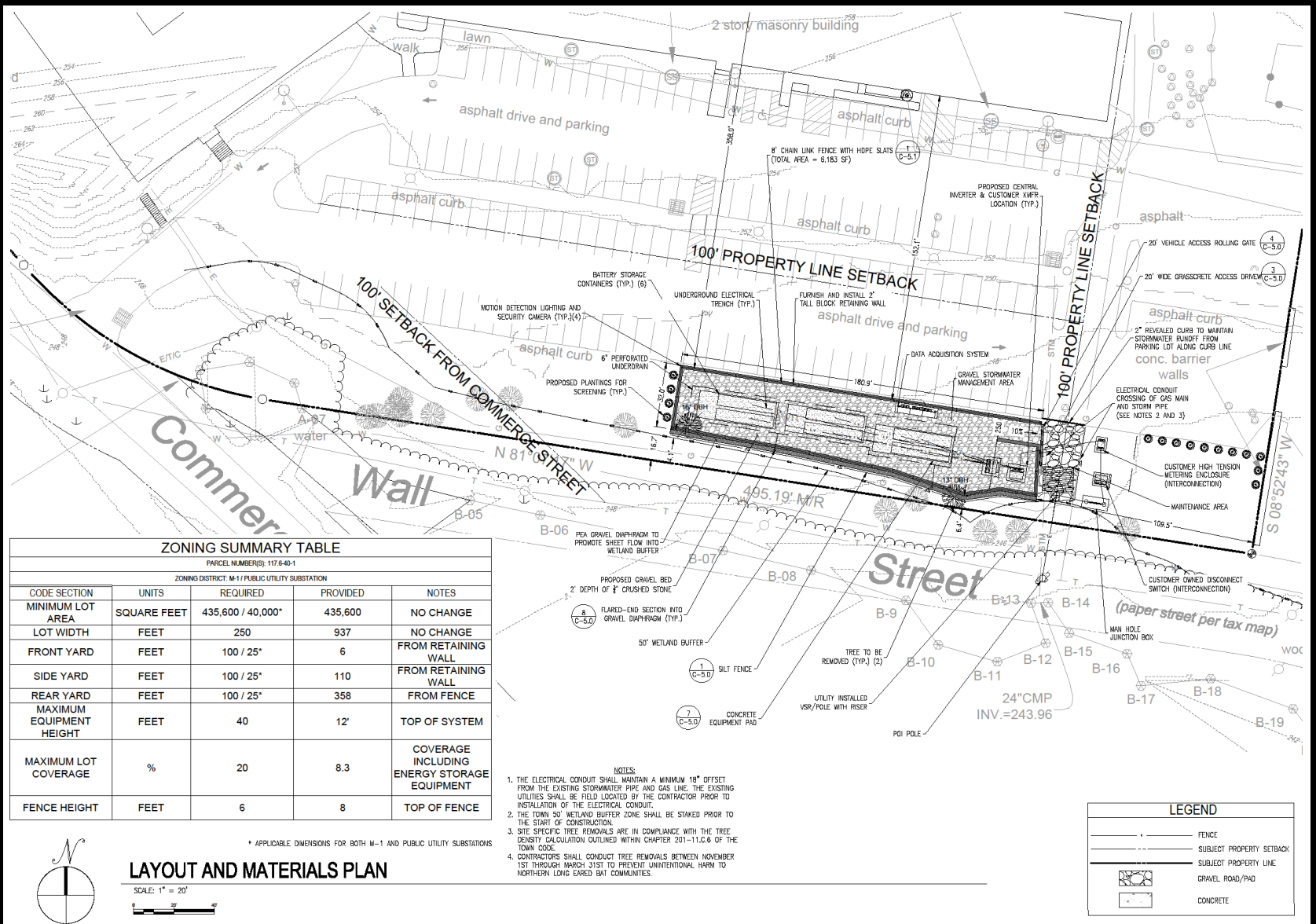
✱ Referrals are preliminary, not what is ultimately approved by the municipality.

BESS Referrals

- ▶ 11 Site Plan Applications
- ▶ 6 BESS Ordinances
- ▶ 12 Moratorium Submissions
- ▶ 3 Prohibition Ordinances



Site Plan Examples - Mount Pleasant



ZONING SUMMARY TABLE

PARCEL NUMBER(S): 117.6-40-1

ZONING DISTRICT: M-1 PUBLIC UTILITY SUBSTATION

CODE SECTION	UNITS	REQUIRED	PROVIDED	NOTES
MINIMUM LOT AREA	SQUARE FEET	435,600 / 40,000*	435,600	NO CHANGE
LOT WIDTH	FEET	250	937	NO CHANGE
FRONT YARD	FEET	100 / 25*	6	FROM RETAINING WALL
SIDE YARD	FEET	100 / 25*	110	FROM RETAINING WALL
REAR YARD	FEET	100 / 25*	358	FROM FENCE
REAR YARD MAXIMUM EQUIPMENT HEIGHT	FEET	40	12'	TOP OF SYSTEM
MAXIMUM LOT COVERAGE	%	20	8.3	COVERAGE INCLUDING ENERGY STORAGE EQUIPMENT
FENCE HEIGHT	FEET	6	8	TOP OF FENCE

* APPLICABLE DIMENSIONS FOR BOTH M-1 AND PUBLIC UTILITY SUBSTATIONS

LAYOUT AND MATERIALS PLAN

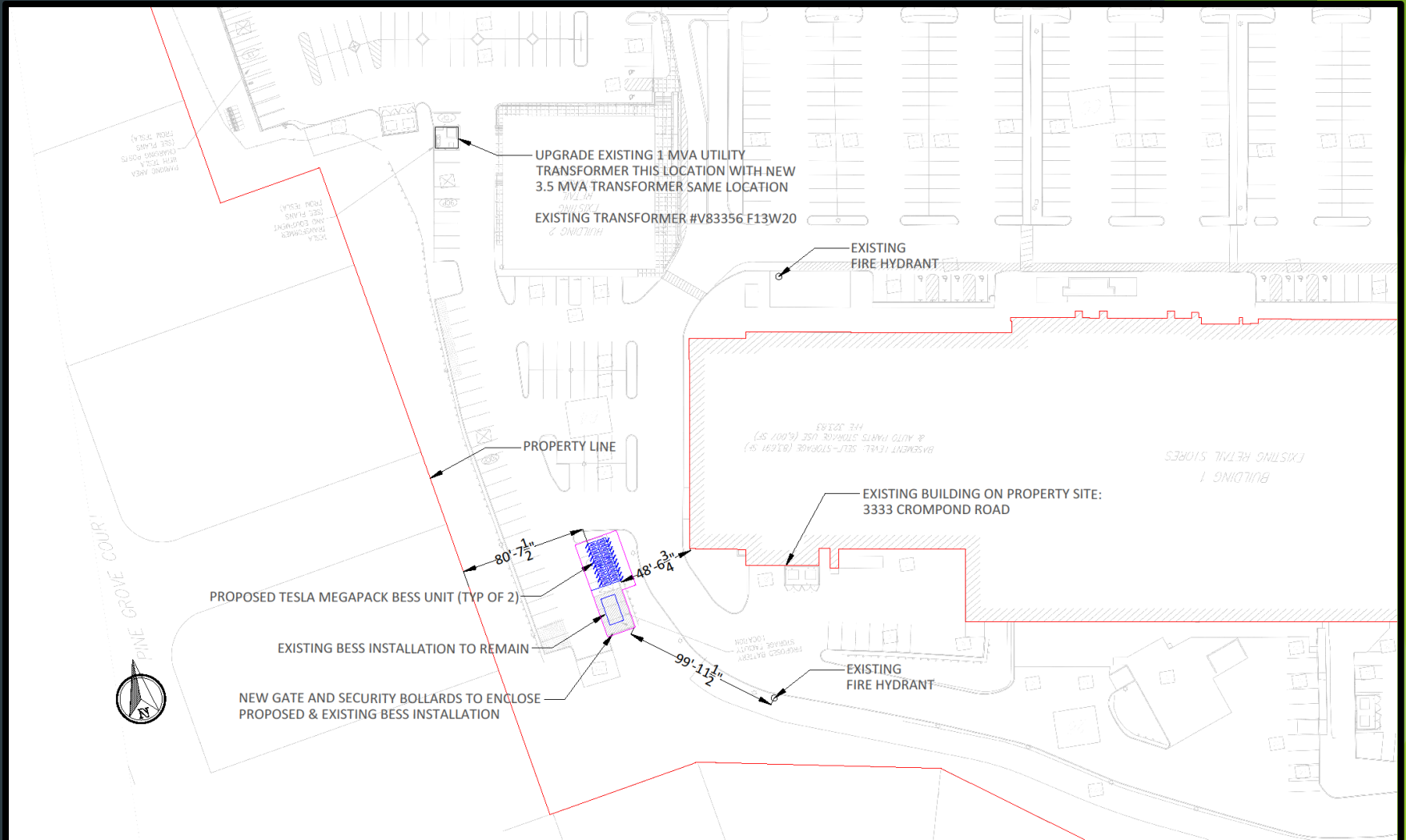
SCALE: 1" = 20'



- NOTES:
1. THE ELECTRICAL CONDUIT SHALL MAINTAIN A MINIMUM 18" OFFSET FROM THE EXISTING STORMWATER PIPE AND GAS LINE. THE EXISTING UTILITIES SHALL BE FIELD LOCATED BY THE CONTRACTOR PRIOR TO INSTALLATION OF THE ELECTRICAL CONDUIT.
 2. THE TOWN 50' WETLAND BUFFER ZONE SHALL BE STAKED PRIOR TO THE START OF CONSTRUCTION.
 3. SITE SPECIFIC TREE REMOVALS ARE IN COMPLIANCE WITH THE TREE DENSITY CALCULATION OUTLINED WITHIN CHAPTER 201-11.C.6 OF THE TOWN CODE.
 4. CONTRACTORS SHALL CONDUCT TREE REMOVALS BETWEEN NOVEMBER 1ST THROUGH MARCH 31ST TO PREVENT UNINTENTIONAL HARM TO NORTHERN LONG EARED BAT COMMUNITIES.

LEGEND	
	FENCE
	SUBJECT PROPERTY SETBACK
	SUBJECT PROPERTY LINE
	GRAVEL ROAD/PAD
	CONCRETE

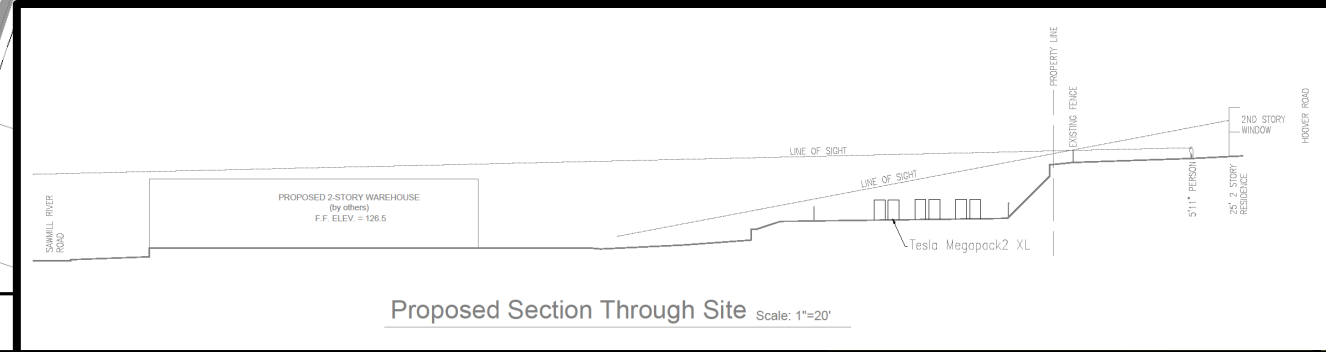
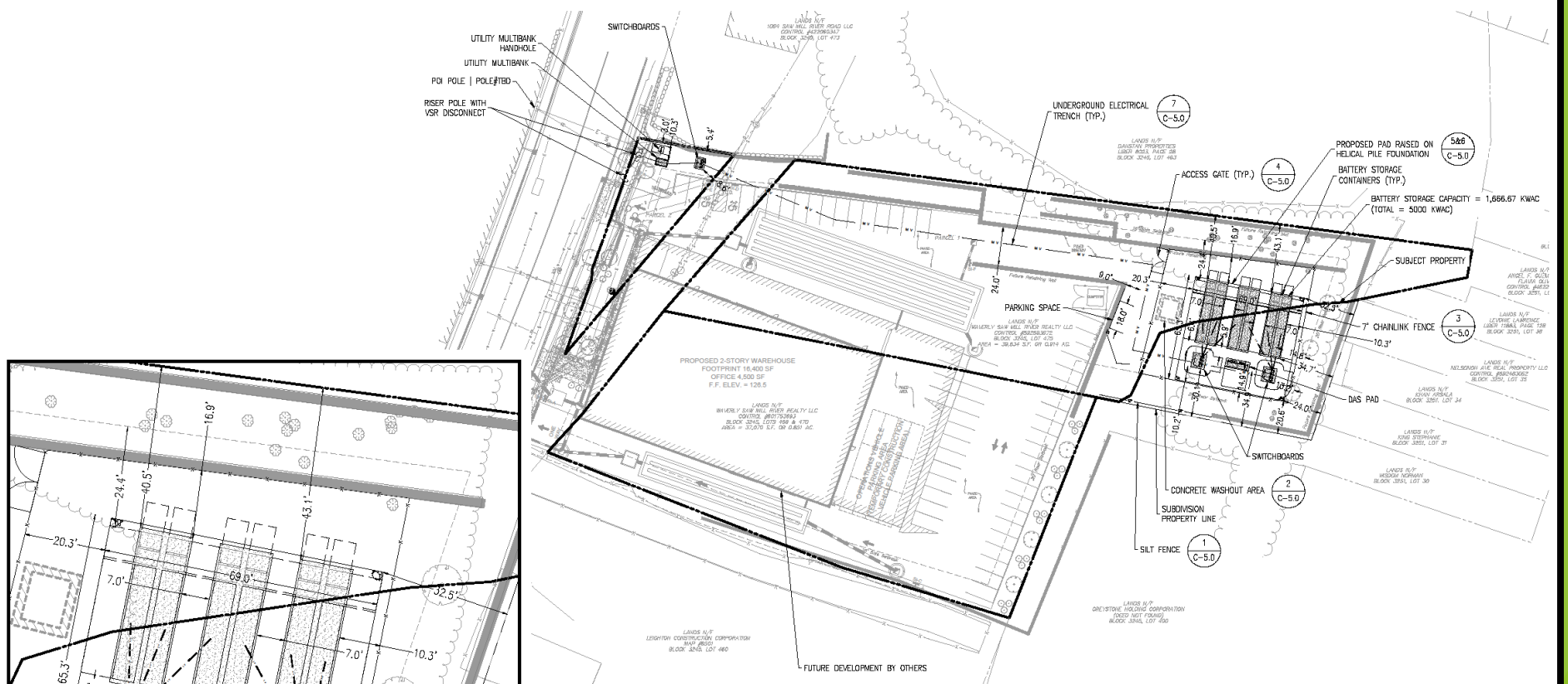
Site Plan Examples - Yorktown



APPROXIMATELY 100' TO FIRE HYDRANT
 APPROXIMATELY 49' TO EXISTING BUILDING
 APPROXIMATELY 80' TO PROPERTY LINE

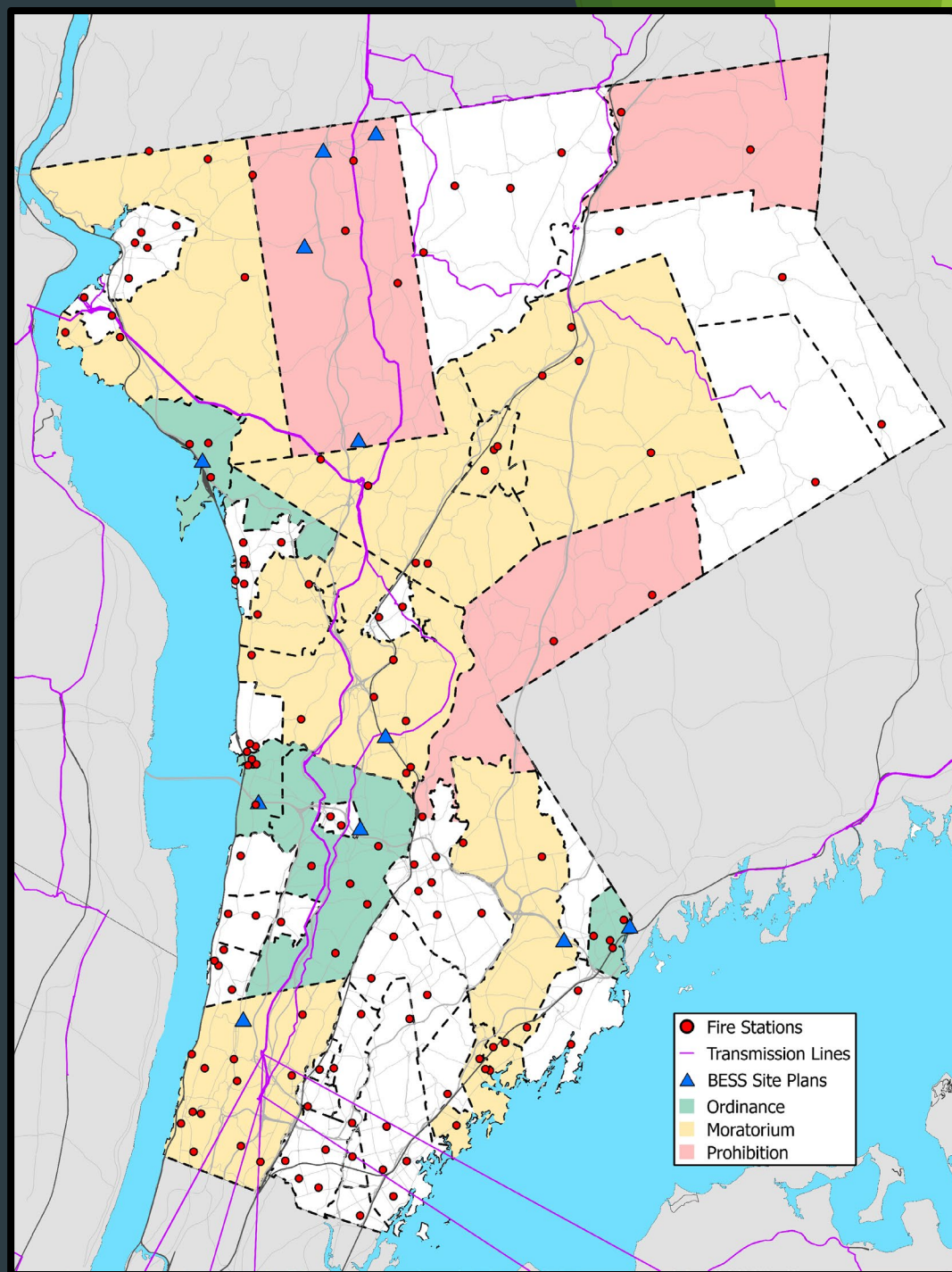
1 SITE MAP
 C-1.0 SCALE: 1" = 30'

Site Plan Examples - Yonkers



Land Use Considerations

- ▶ Housing proximity
- ▶ Fire Station response time
- ▶ Location near infrastructure
- ▶ Location near schools
- ▶ Watersheds, stormwater, floodplains
- ▶ Forested areas
- ▶ Landscape screening
- ▶ Electric line proximity



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