

Planning Board Meeting Minutes – February 24, 2020

A meeting of the Planning Board, Town of Yorktown, was held on **Monday, February 24, 2020 at 7:00 p.m.** at the Yorktown Town Hall Boardroom located at 363 Underhill Avenue, Yorktown Heights, NY 10598.

Chairman Rich Fon called the meeting to order at 7:00 p.m. with the following Board members present:

- John Kincart, Secretary
- Bill LaScala
- Aaron Bock

Also present were:

- John Tegeder, Director of Planning
 - Robyn Steinberg, Town Planner
 - Tom D’Agostino, Assistant Planner
 - Nancy Calicchia, Secretary
 - James W. Glatthar, Esq.
 - Councilman Vishnu Patel, Town Board Liaison
 - Councilman Ed Lachterman, Town Board Liaison
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Correspondence / Liaison Report

There were no liaison reports.

The Board reviewed all correspondence.

Motion to Approve Meeting Minutes

John Kincart recused himself from this item as he was not at the meeting. Upon a motion by Aaron Bock and seconded by Bill LaScala and with all those present voting aye, the Board approved the meeting minutes of February 10, 2020.

Motion to Open Regular Session

Chairman Fon motioned to open the Regular Session, and with all those present voting aye, the Board opened the Regular Session.

REGULAR SESSION

Hearthstone Minor Subdivision

SBL: 17.18-1-8
Discussion: Request – First 90 Day Time Extension
Location: 3138 Hearthstone Street
Contact: William Besharat
Description: Approved 2-lot subdivision on 0.98 acres in the R1-20 zone by Planning Board resolution #18-10, dated July 16, 2018.

Comments:

William Besharat was present. Mr. Besharat stated that he is requesting a first 90 day time extension in order to resolve one item in the resolution with respect to the sewer connection options of one line versus two lines. Mr. Tegeder asked Mr. Besharat to provide some background information between the 4 inch and 8 inch lines. Mr. Besharat responded that the proposal was originally to have an 8 inch line and connect both houses to it. This line would be big enough for future connections of other houses on the road. He stated that as of now there is no interest to connect from the other homes. There was discussion regarding the maintenance of the shared sewer line. He noted that the easement, as part of the deed, which is for ingress, egress, utilities and maintenance of utilities was submitted to the Town Attorney for review. He said that he would be happy to convey this to the town and give the town the right to it.

Mr. Besharat stated that he will comply with what was approved in the resolution instead of the alternate option of installing two 4 inch lines for the proposed houses. He noted that the town would not be responsible for the maintenance of the line unless additional homes connected in the future. Mr. Kincart asked if this would be a Health Department issue and Mr. Besharat responded that there is no issue with the Health Department. Mr. Kincart asked if it will be a private 8 inch main up to the 4 inch and the response was yes. Mr. Besharat stated that they will take care of it if they have to but if the town wants to take over the maintenance of the utility line, they will give them the ability to do so because the easement clearly indicates maintenance. Mr. Kincart stated that he would prefer the 8 inch line because it provides the ability for future connections.

Chairman Fon asked the public if there were any comments and there were none. Chairman Fon asked the Board and Counsel if there were any other comments and there were none.

Upon a motion by Bill LaScala and seconded by John Kincart, and with all those present voting aye, the Board approved the first 90 day time extension for the Hearthstone Minor Subdivision.

2040 Greenwood Street

SBL: 37.15-1-38

Discussion: Request – First One Year Time Extension

Location: 2040 Greenwood Street

Contact: Site Design Consultants

Description: Approved site plan by Planning Board resolution #19-05, on March 11, 2019.

Comments:

Joseph Riina, P.E. of Site Design Consultants was present. Mr. Riina stated that the last item left to do for this application was to get the bond estimate from the Town Engineer of which they have come to an agreement. NYCDEP approval was granted. The next step is to get the signed site plans and then a building permit.

Chairman Fon asked the public if there were any comments and there were none. Chairman Fon asked the Board and Counsel if there were any comments and there were none.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board approved the first one year time extension for 2040 Greenwood Street.

CVS-Crompond Road

SBL: 26.18-1-23, 25, & 26

Discussion: Decision Statement

Location: 3320 Crompond Road

Contact: The Lauro Group

Description: Proposed construction of a 13,100 sf (with 1,700 sf mezzanine) CVS/pharmacy with a drive-thru.

Comments:

Lucia Chiochio, Esq of Cuddy & Feder and Dan Peveraro, P.E. of The Lauro Group were present. Ms. Chiochio stated that they have received the latest “red lined” version of the resolution earlier today and have no issues. Mr. Tegeger informed the Board that an additional item in the resolution is that the final version of the architectural drawings are to be approved by the Planning Board as there may be a possibility for more architectural detail on the north side of the building, which forms the streetscape with the restaurant and Best Plumbing. Ms. Chiochio responded that they will work with the Board with respect to the architectural drawings.

Chairman Fon asked the public if there were any comments and there were none. Chairman Fon asked the Board and Counsel if there were any comments and there were none.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board adopted the Negative Declaration.

Upon a motion by Bill LaScala and seconded by Aaron Bock, and with all those present voting aye, the Board approved the resolution approving a site plan and a stormwater pollution prevention and tree permit for CVS Pharmacy.

387 Granite Springs

SBL: 27.14-1-74

Discussion: Public Informational Hearing

Location: 387 Granite Springs Road

Contact: American Custom Builders

Description: Proposed subdivision to create a building lot for a 0.479 acre parcel transferred by deed in the R1-20 zone.

Comments:

Upon a motion by Chairman Fon and with all those present voting aye, the Board opened the Public Informational Hearing. Steve Anderson from Gabriel Senor PC Land Surveyors and Engineers and Aaron Schmidt, Wetlands Consultant were present. Mr. Anderson stated that they are proposing a building lot on this parcel which was deeded and taxed but was never formally subdivided. The proposed house will be placed on the easterly end of the lot. A brook is located on the western side of the site. The house is just on the edge of the 100 ft. buffer to the wetlands. The disturbance in the buffer would consist of the rear yard grading and the installation of a closed storm drainage system. He noted that they dug some test pits and found ground water within four feet and according to NYS regulations they could not do a regular infiltration system as the ground water is too high. They are proposing a metered system that holds the water and lets it out in a trickle effect for a 25 year storm. The water will flow back out at the edge of the wetlands into the brook. They performed a hydrograph analysis taking into account all the impervious surface and tried to mimic the same storm as the pre-development. The overflow will go into a pipe to the south across to the edge of the brook. He also noted that the EAF has been updated and will be submitted to the Planning Department.

Mr. Schmidt, certified wetland delineator and certified arborist, stated that he visited the site on February 1st and flagged the wetland. The wetland is located in the rear portion of the site and is a total of 1,472 sf. The plan shows the 100 foot buffer extending to the back corner edge of the house. There is a portion of a small rear patio shown to be situated within the buffer. In addition, at the limit of disturbance they identify a split rail fence to demarcate the furthest extent of the proposed disturbance. There will be minor grading in the backyard, some seeding, tree removal and landscaping. They have identified 24 regulated trees to be removed. He noted that the wetland area is not well vegetated, and could be an opportunity for mitigation for some of the disturbance they are proposing. They have come up with a landscape plan for the actual wetland area itself which is comprised of different trees and shrubs that they think would be an upgrade over present conditions. They also have other landscaping proposed along the perimeter of the site consisting of green giant arborvitae to provide some screening for the neighbor and the road itself.

Mr. Schmidt stated that they have received the Conservation Board memo dated 2-20-2020 and will address their comments. They do believe there is an opportunity to further landscape the site. The area on the plan labeled Lot "A" is not well vegetated as it happens to be in the buffer. They are open to planting some trees within that area in order to reintroduce species that are being removed from the property including red maple trees, oak trees and tulip trees and are willing to do all this by hand so that they would not bring any equipment into this section of the wetland buffer area. As stated previously, they are proposing to remove 24 trees with a total diameter of 392 inches. The current plan shows 25 green giant arborvitae proposed at 6 feet in height, 5 river birch trees proposed in the wetland area as part of the mitigation, 6 spice bush shrubs and 7 choke berry shrubs. He noted there is an opportunity to further incorporate additional trees onto the site to help meet the town's requirement in terms of replacement plantings. He has identified an area in the center portion of the site and they can introduce native species into that area. He thought it might be a better idea to take out some arborvitae and replace them with a different evergreen species to have a more diverse plan and the applicant agreed. They will also provide a deer protection fence in order for the new vegetation to flourish.

Chairman Fon stated that during their site visit they noticed a large tree that looked compromised along the bank of the stream and asked if they are doing anything to that bank. Mr. Schmidt responded that they did not want to disturb anything they didn't have to other than what they are proposing. He noted that clearly there has been some erosion in the watercourse over time and it will continue. Chances are down the road the tree could fail. He stated that they are willing to take that tree down but will need to look at it. Chairman Fon stated that they weren't looking at removing it as it helps maintain the bank presently, maybe they can look into some riprap. Mr. Schmidt responded that they will take another look at this area to see if there is an opportunity for mitigation and will report back to the Board.

Mr. Kincart stated that the wetland flagging is tight to the brook and asked if it's because of the deep channel cut. Mr. Schmidt responded that from the property it slopes down into the wetland area into a pocket and then slopes down into the banks of the watercourse. It appears there may be water coming through the site to fill in this pocket. It would be functioning as a temporary flood storage area.

Mr. Bock stated that the plan shows a fence to delineate the yard from the buffer and noted that fences are not permanent structures. He asked if there are any other considerations being given for protection of that land to the west of the fence going down toward the wetland. Mr. Anderson responded that they could consider some vegetation to prevent someone from walking past there. Mr. Bock stated that he was thinking more along the lines of a legal restriction on the future use of that piece of property. He noted that during the site visit there was discussion about being realistic about what could happen with the back yard such as a pool, patio area, etc. and it would make sense to plan for this now that they are in the discussion phase. Mr. Kincart stated that it could be a condition of the resolution to restrict anything past the fence as well as a conservation easement.

Mr. Kincart stated that he would like to revisit the trees designated to be removed (15, 16, 17, 18, 20, 22, 23, and 24) He noted that the trees behind the house (19 and 21) make sense as you would need a backyard. However, the other trees delineate the yard as you see it from Granite Springs Road currently. Trees 15, 16, 17, 23 and 24 on the Granite Springs Road side should stay. Mr. Kincart stated that he would like to maintain the trees around the perimeter on the side yard and street side. Discussion followed. Mr. Schmidt responded they will revisit the tree removal plan.

Chairman Fon stated that he agrees with the preservation of the trees. In addition, there is concern with the site distance with respect to the turn. He advised the applicant to show a realistic rear yard with the fence pushed back and a conservation easement for the area behind the fence. He also suggested controlling and stabilizing the erosion of the corridor as mitigation.

Chairman Fon asked the public if there were any comments. Public comments as follows:

Susan Siegel, resident – Ms. Siegel stated that she is speaking on behalf of Advocates for a Better Yorktown (ABY). She noted that they are a group that worked on the new tree law. She thanked the Planning Board and the applicant for their concern regarding the trees and asked if the application has been referred to the Tree Advisory Commission. She noted that one of the provisions in the tree law that was passed is that applications shall be referred to the Tree Advisory Commission and the Conservation Board. She said that she didn't hear any mention of applications being referred to the Tree Advisory Commission. She also noted that the mitigation for stabilizing the stream corridor is one type of mitigation allowed as it doesn't have to be that you plant a tree for every tree removed. She asked the Planning Board to keep the referral in mind for all applications.

Stephen and Joyce Bonadonna, 401 Granite Springs – Mr. Bonadonna stated that he and his wife are curious about the application and the process. Chairman Fon responded that this is a brand new application and the Public Informational Hearing is to inform the neighbors and public of the proposal. He noted that the lot was assumed to be divided and taxed separately but was never legally subdivided. The Planning Board conducted a site visit to assess the area. After this hearing, the applicant will return to the Board for further discussion and then move on to a Public Hearing. Mr. Bonadonna requested to see the plans and Ms. Steinberg responded that the plans are posted on the website. Mr. Bonadonna stated that they are concerned about the stream and the erosion on the bank. He also noted that they are on a well and are concerned about the potential impacts, if any, to their well. Chairman Fon

advised the applicant to submit any questions or concerns that they may have to the Planning Department. Mrs. Bonadonna asked about the proposed lot size and noted that it seems small. Mr. Kincart responded that it is a total of 20,890 sf where 20,000 sf is required for a building lot.

Anneke Leffel, 2681 Gregory Street & 387 Granite Springs Road – Ms. Leffel thanked the Planning Board for all of their hard work and effort in conserving the property and the wetlands while considering the building proposal for a new house.

Chairman Fon asked the public if there were any other comments and there were none. Chairman Fon asked the Board and Counsel if there were any comments and there were none.

The Board advised Mr. Anderson to review the tree situation and address the items discussed this evening for review at the next Work Session.

Upon a motion by John Kincart and seconded by Bill LaScala, and with all those present voting aye, the Board closed the Public Informational Hearing.

650 Pines Bridge Road

SBL: 70.10-1-29

Discussion: Public Informational Hearing

Location: 650 Pines Bridge Road

Contact: Ciarcia Engineering, P.C.

Description: Proposed 3-lot subdivision on 8.06 acres in the R1-80 zone with one existing residence.

Comments:

Upon a motion by Chairman Fon, and with all those present voting aye, the Board opened the Public Informational Hearing. Dan Ciarcia, P.E. of Ciarcia Engineering and Alex Cochran, property owner were present. Mr. Ciarcia stated that they are proposing a 3-lot subdivision on the property which is just a little over 8 acres. The property is located along Pines Bridge Road, near the intersection of Route 134. The property abuts the old Wilde Greene Knolls subdivision, the property is zoned R1-80 which requires a minimum lot size of 80,000 sf. or 2 acres. There are three lots (4.2 acres, 1.95 acres and 1.88 acres) all of which are in compliance. The property is presently improved with a single family home, free standing garage, pool, tennis court and barn structure. The septic system for the existing home was upgraded recently with approval from the Westchester County Board of Health. There is a well for the existing home in the middle of the property so there are no issues with setbacks to any of the septic systems. The applicant is proposing to create two new building lots with individual wells and septic.

Mr. Ciarcia stated that they are showing a 20 foot utility and access easement to the lot to the south owned by Kitchawan Farms, LLC which is a 15 acre property. This property has access issues because Wilde Greene Terrace is a private road and they don't have the right to access that lot. Then the southern side of the property abuts Route 134, which is very steep since the NYSDOT took property for the road when they relocated Route 134. Nothing is currently proposed on this property or within the 20 ft. access.

Mr. Ciarcia stated that they met with the Conservation Board and noted that there are no wetlands on the property. A memo was received from the Fire Prevention Board. The Fire Board is requesting installation of an underground storage tank as there are no fire hydrants in that area. Mr. Ciarcia would like to discuss with them placing the tank in the triangle area between Routes 134 and Pines Bridge road just to the east of the property. This would be an accessible central location.

Mr. Kincart asked Mr. Ciarcia to label the well on the plans as "existing well" and not as "concrete structure".

Chairman Fon asked the public if there were any comments. Public comments as follows:

Lee Pollock, 767 Pines Bridge Road – Mr. Pollock stated that he lives across Pines Bridge Road from the proposed development and has no issue with the proposal. He stated that he shares the Boards concerns about preserving trees however his concern is that along Pines Bridge Road there are a large number of very tall trees (tulip poplars) which are not very strong and have fallen down during storms and severe weather over time. His concern is when

they develop these two lots, at the very least, the trees within the septic area will be removed which will increase the vulnerability of those trees along the road and increase the likelihood of power outages as there are power lines along Pines Bridge Road. There are at least a half dozen very tall trees that he is concerned about and is asking the Board to try and address his concern. His suggestion would be to remove the trees along that strip and replace them with an evergreen buffer that would serve both their privacy and would not be as vulnerable to the wind and weather.

John McCabe, 640 Pines Bridge Road – Mr. McCabe stated that he is pleased with the proposal. He stated that the property currently has many fallen trees and he is happy to see that it will be cleaned up. He noted that he sent a letter to the Planning Department on 2-21-2020 asking about the drainage. He stated that his property is wet and is concerned about the potential impacts of the proposed development.

Chairman Fon asked the Board and Counsel if there were any comments and there were none.

Upon a motion by Aaron Bock and seconded by Bill LaScala, and with all those present voting aye, the Board closed the Public Informational Hearing.

Motion to Close the Regular Session and Open Work Session

Chairman Fon motioned to close the Regular Session and open the Work Session, and with all those present voting aye, the Board closed the Regular Session and opened the Work Session.

WORK SESSION

Nestle Waters

SBL: 35.08-1-16

Discussion: Site Plan

Location: 3775 Crompond Road

Contact: Site Design Consultants

Description: Proposed to renovate the existing building and parking plan for office and warehouse uses in the C-4 zone.

Comments:

Joseph Riina, P.E. of Site Design Consultants and Emilio Diaz, Regional Project Manager were present. Mr. Riina reviewed the parking layout with the Board. The trucks will be parked diagonally in order to create better circulation. This arrangement will be easier to move the vehicles in and out of the loading area. The site driveway will be right turn out only. There will be no left turns onto Route 202. Mr. Bock asked if the number of parking spaces changed. Mr. Riina responded that there are the same number of parking spaces in the new configuration.

Mr. Riina stated that with respect to the facility operation, there will be more than one shift. Large truck deliveries will occur between 8:00 pm and 2:00 am. Loading and unloading will occur simultaneously and will take place inside the building throughout the night for all vehicles. The first shift of drivers report to work at 6:00 am to receive their routing instructions from their supervisor and will then depart from the site. The second shift will follow the same operation. The first and second shift parking spaces were shown on the plans. The delivery trucks will already be loaded and ready to go for each shift.

Mr. Riina stated that the applicant agreed to replace the existing chain link fence along the front of the property with the exception of the rolling gates. A rendering of the new fence was shown to the Board. Chairman Fon stated that he liked this fence much better and it will improve the site. He asked that since the site is completely paved, would the applicant consider pushing the fence back in order to create some type of landscaping along the site frontage. Mr. Riina stated that it is state owned property (NYSDOT right-of-way) and they would have to apply for a permit to have plantings in the right-of-way. He noted that this can be done but the applicant would like to use the existing poles and footings for the new fence and the rolling gates would remain as is. Discussion followed regarding possible plantings along the fence as it is up against the highway. Mr. Tegeder also suggested that if landscaping became a consideration there could be some type of bonding in place so that the business could operate while awaiting the NYSDOT approval. Mr. Riina responded that he will look into the landscaping.

Mr. Kincart stated that it appears loading will occur on the lot through the night and is concerned about the lights and noise (trucks beeping while backing up) and how this will affect the residents behind the site. There is a chain link fence shown on the back property and questioned what the buffer will be for the neighbors in the back to deflect the noise and lights. Mr. Riina stated that the height of the back fence is 6 feet and the front fence is 8 feet. He noted that they will clean up the ivy along the back fence. Mr. Kincart suggested placing a weave on the back fence. Mr. Riina responded that they could install a green screen/wind screen.

Mr. Riina showed the lighting plan to the Board. Chairman Fon asked about the existing utility poles along the back fence. Mr. Tegeder stated that it appears that some spots are exceeding the one foot-candle at the property line. Discussion followed. The Board advised the applicant to look at the lighting plan to make it as efficient as possible.

The Board advised the applicant to work on the lighting plan, landscaping, and screening of the rear fence. The Board asked the Planning Department to set up a Public Informational Hearing for the March 23rd meeting.

Nantucket Sound, LLC

SBL: 37.18-2-86

Discussion: Preliminary Site Plan

Location: 385 Kear Street

Contact: Site Design Consultants

Description: Proposed three story, 8,101 sf building with a mix of residential and retail uses on 0.36 acres in the C-2R zone.

Comments:

Joseph Riina, P.E. of Site Design Consultants and Patrick Murphy were present. Mr. Riina stated that at the last Board meeting there was discussion on what the site would look like from Kear Street. Elevations were shown to the Board. The entrance, elevated parking spaces, railing on the top of the retaining wall, trash enclosures and guard rail between the fence and vehicles were shown to the Board. The retail side of the building looking over the parking lot was also shown. The upper patio area will be used as common space for the residential tenants. The existing trees between the site and Route 118 will remain. Mr. Riina noted that the landscape architect is Earl McGovern.

Mr. Tegeder asked about the curb line on Kear Street and asked if it is higher at the patio area. Mr. Riina responded that there is a little bit of a berm that will be cut down and the back of the patio will be slightly below grade. Mr. Tegeder asked about connecting the fence across the site along Kear Street. Mr. Riina responded that he thought it might be too much separation from the street for the retail space, which should be more open. Mr. Riina stated that a line of shrubs could be extended around the loading area. Mr. Kincart added that it would be beneficial to the businesses to have some exposure. Mr. Tegeder stated that there should be something to show delineation from the curb line even if it is a small and low shrub to form a border.

The Board had no issues and advised the applicant to work on the fence. The Board asked the Planning Department to set up a Public Informational Hearing for the March 23rd meeting.

Pure Salon

SBL: 37.14-2-35

Discussion: Site Plan

Location: 2062 Saw Mill River Road

Contact: David Tetro Architect P.C.

Description: Proposed 400 sf, two-story addition to the existing building and additional parking.

Comments:

David Tetro, Architect and Joseph Riina, P.E. were present. Mr. Tetro stated that the client is proposing to add a 400 sf addition to the rear of the building. In addition, they are also proposing to rearrange some of the parking. The second floor apartment would be renovated. The first floor would accommodate additional space for the salon including two handicapped bathrooms to comply with code. Exterior work to the building is also proposed in order to give it more of a commercial look. Stone and stucco finishes are proposed along with a metal roof.

Mr. Tetro stated that they are in receipt of the Planning Department and Town Engineer memos both dated 2-20-2020. He noted that they had a preliminary meeting with the NYCDEP. Mr. Tetro noted that the proposed improvements do not increase the impervious surface on the site. The area where the addition is proposed is currently paved. He noted that they are not removing any trees from the site. Mr. Riina stated that although this is considered a small project by the NYCDEP, the agency would like them to add some stormwater treatment (i.e. – rain garden) on the site. Mr. Riina was unsure where a rain garden could be located. Discussion followed with respect to the existing parking. Mr. Riina noted that there is a possibility of making some of the parking pavers. Mr. Tetro stated that he will address the Town Engineer’s comments.

The Board had no issues and asked the Planning Department to set up a Public Informational Hearing for the March 23rd meeting.

Par 3 Golf Course

SBL: 16.07-1-38

Discussion: Site Plan

Location: 795 Route 6

Description: Proposed Par 3 golf course on Town owned Parkland.

Comments:

Parks & Recreation Superintendent James Martorano, Jr., Joe Falcone of the Recreation Commission, and Sean Murphy were present. Mr. Martorano stated that they have been working on the site plan, environmental assessment form, and the stormwater/wetland permit. He noted that all three documents are almost complete. The applicant would like to discuss the parking plan. He stated that he looked at the town code with respect to the parking and it notes that the requirement for a Par 3 golf course is 5 parking spaces per hole and 1 space for every 2 employees. The plan shows 50 parking spaces at the site currently. The maximum capacity for seating at the restaurant is 49.

Mr. Bock asked if the restaurant factors into the parking calculations. Mr. Tegeder responded that the special permit section for a Par 3 golf course states the parking requirements as indicated, however, any additional uses are not considered in that section. This may be because the parking requirement per hole in the special permit may have been intended to be adequate for the site. Mr. Tegeder recommends evaluating the parking requirements for both the golf course and restaurant to determine the appropriate amount of parking. Parking on the service road cannot be included in the parking being provided, however may be useful to consider if the Planning Board sets the required parking for the site based on the overlap of the two uses and public parking being available nearby.

Chairman Fon asked if the restaurant space will be used separate from the golf course and the response was yes. Mr. Bock noted that there is the possibility that the spaces could be maxed out. Discussion followed with respect to the restaurant hours. Mr. Murphy noted that Fridays and Saturdays could be maxed out after 5:00 pm. Mr. Bock advised the applicant to make sure that the golf course functions well and there is adequate parking for the customers. Mr. Falcone noted that the overflow parking would help.

Mr. Tegeder asked if the building was expanded in the renovation. Mr. Martorano responded that it was expanded by 4 feet to enlarge the kitchen.

Mr. Tegeder asked about the refuse area. Mr. Martorano showed the location on the plan and noted that it will be enclosed. Mr. Tegeder asked about golf carts and Mr. Martorano stated that there will be no more than 4 golf carts for the handicapped participants.

Mr. Martorano noted that the three angled parking spots entering the lot concern him as they seem to be tight. Mr. Tegeder asked about the striped area on the north side. Mr. Martorano responded that there is angled parking with a curbed island with a few trees in the middle of the parking lot. Councilman Patel asked if there will be an increase in the pavement and the response was no.

Mr. Martorano asked the Board what the next step would be. Mr. Tegeder responded that they will need to submit floor plans for the building interior including how many tables and seats are proposed. The plans will then be reviewed for the parking calculations to see if it meets the requirements.

Mr. Murphy noted that they are working in the building only as they have a stop work order from the NYSDEC for any outside work until the NYSDEC permit is granted. A Spring/Summer opening is anticipated for the driving range and restaurant only. The golf course is expected to open in the Fall.

The Board advised the applicant to work with the NYSDEC, provide photos, and submit the floor plans to the Planning Department. The Board asked the Planning Department to schedule a Public Hearing for the March 23rd meeting.

Motion to Close Meeting

Upon a motion by Aaron Bock and seconded by Bill LaScala and with all those present voting aye, the Board closed the meeting at 9:00 p.m.