

## Planning Board Meeting February 24, 2014

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A meeting of the Planning Board, Town of Yorktown, was held on February 24, 2014, at the Yorktown Community and Cultural Center, 1974 Commerce St., Room 104, Yorktown Heights, NY 10598. The Chair, Rich Fon, opened the meeting at 7:30 P.M. with the following members present:

John Savoca  
Darlene Rivera,  
John Flynn  
Ann Kutter, alternate  
John Kincart, absent

Also, present were: John Tegeder, Director of Planning; Robyn Steinberg, Planner; and Karen Wagner, attorney to the Planning Board.

**Discussion:** There was no discussion at this time.

**Correspondence:** No correspondence was submitted at this this time.

**Liaison Reports:** No reports were submitted at this time.

**Courtesy of the Floor:** No one from the public came forward.

### Meeting Minutes –February 10, 2014

**Upon motion by Kutter, seconded by Savoca, and with all those present voting aye, except Rivera, who abstained due to absences, the Board approved the minutes of February 10, 2014.**

### SPECIAL SESSION

**Upon motion by Savoca, seconded by Kutter, and with all those present voting aye, the Board opened the Special Session.**

#### **Yorktown Farms Lot 11**

#### **Decision Statement**

**SBL: 17.06-2-32.11**

*Location:* Gay Ridge Road

*Contact:* Ciarcia Engineering

*Description:* A 22 lot subdivision approved by Resolution 08-03 dated February 11, 2008.

Dan Ciarcia, project engineer, was present. Fon stated the Board has discussed this request at several meetings. The applicant is before this Board as the approving resolution required the applicant to return to the Planning Board for 15 of the 22 approved lots, and Lot #11 is one of these lots. Fon stated the Board has no objection to the Building Department issuing a building permit for Lot #11.

**Upon motion by Savoca, seconded by Rivera, and with all those present voting aye, the Board approved the resolution for Lot #11 Yorktown Farms.**

**Upon motion by Savoca, seconded by Rivera, and with all those present voting aye, the Board closed the Special Session.**

### WORK SESSION

#### **Faith Bible Church**

#### **Discussion Project**

**SBL: 15.16-2-9, 10, 50, 53, 54**

*Location:* Sagamore Avenue

*Contact:* Faith Bible Church

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*Description:* Proposed additions to existing one-story church building and associated parking. Adjourned Public Hearing scheduled to reconvene at the Board's March 10, 2014 meeting. Al Capellini, project attorney, and Joe Riina, project engineer, were present. Riina stated the site plan has been revised to reflect the variances approved by the ZBA. The EAF has been updated in light of the NYS DEC's new format and to submit all contributing documents in one package. Additional information requested in the new EAF has also been submitted. Fon requested the applicant submit a timeline outlining the changes from the beginning of the proposal through the current submission. Tegeder asked for the public hearing presentation to begin with the site plan used at the public hearing held May 6, 2013. The revised map can be introduced after that. Riina stated the sewer installation includes a dual force main. The second main will be provided for the Town to connect additional residential properties to the sewer in the future. Riina stated the following previously submitted and additional information is included in the updated EAF package:

- Traffic report
- Phase I Environmental report
- Letters from NYS DEC and SHPO
- Revised site plan to reflect the variances approved by the ZBA.
- Details of the increased size of the water treatment area.

Fon stated the Planning Board received a detailed letter by email from Evan Bray. Capellini stated the Applicant received a copy of the letter and will review it before the next meeting. Kutter stated the Conservation Board was concerned with the sewer pipe going up Mohegan Ave. to Route 6. Riina stated the sewer installation would not be outside the existing pavement. The sewer line is proposed to go under the bridge and above the wetlands. Riina stated it is not uncommon for this condition to exist. All precautions will be taken to ensure no pollution enters the wetland. If the pipe can be fit in the roadbed, it will not have to be suspended from the bridge. Capellini stated the winter has played havoc with the required notification signs on the site. Fon felt it is better to take the extra step and try to install the signs in a more secure manner. Fon requested Wagner review the February 24, 2014 submittal from Evan Bray, and prepare a summary memo. The Board asked the applicant's consultants to prepare a timeline from the inception of the project for presentation at the upcoming March public hearing. The timeline should include significant milestones that occurred, (i.e. ZBA grants variances) along with any modifications to the original plans and why those occurred.

**Upon motion by Savoca, seconded by Rivera, and with all those present voting aye, the meeting was adjourned at 8:00pm.**