

Planning Board Meeting March 24, 2014

A meeting of the Planning Board, Town of Yorktown, was held on March 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
John Kincart
Ann Kutter, alternate

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 (held at the end of the meeting): Tony Romano, project architect, was present to discuss the proposed variance before the ZBA. This variance requests an increase in the sign area to 1,500 square feet at Staples Plaza. Tegeder stated the ZBA is reviewing this as part of a Master Signage Plan. Steinberg stated John Winters is reviewing this issue with the ZBA. The Planning Board will review the Master Sign Plan at Staples Plaza, pursuant to Town Code Section 300-193.14, regarding approval of Master Sign Plan for shopping center. The Board requested the applicant return to the April 7, 2014 meeting.

Meeting Minutes –March 10, 2014

Upon motion by Kutter, seconded by Savoca, and with all those present voting aye, the Board approved the minutes of March 10, 2014.

WORK SESSION

Fieldhome Expansion

SBL: 35.12-1-3

Location: 2300 Catherine Street

Contact: Al Capellini

Description: Approved continuum of care facility consisting of independent living units and skilled nursing home.

Present were Al Capellini, project attorney, Joe Riina, project engineer, and John Hearn, Fieldhome CEO. Capellini stated the applicant is before the Board to discuss the conservation easement and the license agreement for the soccer field as this is a condition of the approving resolution. The area defined as the conservation easement is approximately 32 acres and described in Schedule A of the agreement. Wagner asked if this had been sent to Town Attorney Koster, and was told it had not. Tegeder felt the Board should review the documents, request any changes, and have the document updated before it is sent to the Town Attorney. Capellini stated we have discussed the player's age group, and the hours of play as Saturday 9-4 and Sunday 10-4, Weekdays 4-7:30. This agreement will allow the field to be used by the Town for pre-high school soccer practice, and is subject to the terms of the license agreement. Tegeder stated once there is a draft agreement in place; it can then be referred to the Parks Department. Flynn asked that page 7, #8 of the resolution be omitted as there is no additional demarcation; it is the entire site. Kincart asked if discussion with the NYS DEC could result in any changes. Riina felt no changes were anticipated. Capellini stated there is a conservation easement with a recreational easement layer. If the recreational easement were to lapse the conservation easement would continue. The conservation easement exists into perpetuity, while the recreational easement has a license agreement. Savoca requested the applicant submit the subject Map and Schedule A. Kutter asked who is responsible for removal of invasives and was told the Town. Kutter stated the agreement would allow for removal of invasives, and deer enclosures. Kutter suggested the Tree Conservation Advisory Board create a forest management plan for the area. Capellini

Discussion Site Plan

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mentioned using aerial photos instead of a meets and bounds description. Tegeder asked if the field was being moved. Riina stated we have made a revised submission to the NYS DEC and submitted everything they requested. Kutter asked if this still involved the detention pond, and was told it did.

Yorktown Auto Body Amended Site Plan

SBL: 37.19-1-81

Location: 1798 Front Street

Contact: Al Capellini

Description: Proposal for an amended site plan for an additional 1,450 square feet of building space to be added to the previously approved 1,500 square feet one story building addition.

Present were Al Capellini, project attorney, and Joe Riina, project engineer. Capellini stated there is a proposed resolution the applicant finds acceptable with one exception. Perry Gustikoff is not the owner but the principal. Riina stated the property is located within a NYC DEP Main Street Area and must receive approval or a letter of no jurisdiction from the New York City Department of Environmental Protection before the site plan is signed. Tegeder asked if building coverage was adequate and Riina stated it was. Riina explained that the applicant would use a rainwater harvesting system, which would collect and accumulate rainwater for reuse in washing cars. Rainwater harvesting is an activity that is encouraged by NYC DEP. Additionally, the site contains oil/water separators. The Board requested the applicant return to the April 7, 2014 meeting for a decision statement. The Board requested an independent third-party Environmental Systems Planner supervise and be present during the construction of the erosion control measures, and provide weekly inspection reports regarding the status of erosion control measures to the approval authority.

Discussion Site Plan

Arrowhead Subdivision

SBL: 48.13-1-6

Location: Underhill Avenue

Contact: Chris O'Keefe

Description: A 5-lot subdivision considered under flexibility standards on 45 acres in the R1-200 zone, which was approved by Planning Board Resolution 07-23 dated October 15, 2007.

Chris O'Keefe, project developer, was present. O'Keefe stated as a result of a prior request, the Planning Board created a two-phase approach to the proposed subdivision. Construction began in 2009, but in the fall of 2010 construction was halted, and the site was stabilized. The arrangement to sell one lot did not materialize at that time; however, there is currently a purchaser under contract for lot #5. Before this is possible, 2 or 3 items must be completed. There exists approval for a 2 lot subdivision. Currently; I am seeking approval for the 5 lot subdivision. O'Keefe stated 75% of the infrastructure is complete, including; the 600'x200' pond, the road installed to the sub-base level, and the installation of a new bridge. Savoca asked if there were any contingencies on the funds to complete the work. O'Keefe stated there were no contingencies on the funds. O'Keefe stated a large part of the cost is paving. O'Keefe stated this site is heavily monitored by the NYC DEP, and no issues or deficiencies have been reported. Gail Pereni is the DEP contact person. The work that must currently be completed includes: installation of a catch basin (#c9-#c6) at the base of the installed uphill swales, connection of basins into existing piping located at the end of the first cul-de-sac, installation of cb b 10-cb c17 and connection of them to previously installed piping located at the end of the 1st cul-de-sac, and connection of pavement on the existing road from Underhill Ave. to the end of the second cul-de-sac (approximately 1,100ft). Flynn asked about timing to finish the work. O'Keefe stated prior to closing on the residence, the infrastructure would be completed, at which time he will return to the Board for approval to file the original approved site plan which would allow sale of any of the five building lots, and the donation of the recreation and donated lands to the Town. Savoca requested an independent report of environmental conditions. The Board suggested the applicant return to the April 7, 2014 meeting.

Request for Reapproval

Upon motion by Savoca, seconded by Rivera, and with all those present voting aye, the meeting was adjourned at 8:15pm.