

Planning Department Meeting September 8, 2014

A meeting of the planning Board, Town of Yorktown, was held on September 8, 2014, at the Yorktown Town Hall, 363 Underhill Ave., Yorktown Heights, NY 10598. The Chairman, Rich Fon, opened the meeting at 7:30 P.M., with the following members present:

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

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

Correspondence: Correspondence from Planning Department regarding Crompond Crossing proposed change to crosswalks. The Board agreed a crosswalk in the travel lane and behind parked cars was not a good idea. John Tegeder will ask the applicant to revise the plan.

Courtesy of the Floor: No one came forward

Minutes: June 23, 2014 – Upon motion by John Kincart, seconded by Darlene Rivera, and with all those present voting aye, the Board approved the minutes of June 23, 2014.

July 14, 2014 – Upon motion by John Savoca, seconded by John Flynn, and with all those present voting aye, the Board approved the minutes of July 14, 2014.

Aug. 11, 2014 – Upon motion by Darlene Rivera, and seconded by John Savoca, and with all those present voting aye, the Board approved the minutes of August 11, 2014.

REGULAR SESSION

Grotto Holding

Decision Statement

SBL: 36.5-1-18

Location: 3655 Crompond Road

Contact: David A. Barbuti, P.C.

Description: It is proposed to convert an existing automobile dealership into retail sales and storage on the first floor and a plumbing contractor's office on the second floor.

David Barbuti, project architect, was present for a decision to convert the former auto dealership to retail sales. An elevator to second floor – is not part of the proposal. There is already a CO for that floor. Barbuti has filed with the state for a variance to make that official. Karen Wagner asked what site details are NOT needed. Robyn Steinberg said any details noted on the plans to omit will be deleted.

Upon motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board declared Lead Agency under SEQRA.

Upon motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board issued a Negative Declaration.

Upon motion by Darlene Rivera, seconded by John Kincart, and with all those present voting aye, the Board approved the Amended Site Plan for the Grotto Holding Corp.

Teatown Auxiliary Parking Lot
SBL: 69.14-1-8.1

Decision Statement

Location: 1595 Spring Valley Rd

Contact: Insite Engineering Surveying, and Landscape Architecture

Description: It is proposed to construct a gravel auxiliary parking lot, to be utilized seasonally, for Teatown Lake Reservation.

Karen Wagner Planning Board attorney recused herself from this item.

Rich Williams project engineer, was present and responded to comments from Bruce Barber regarding the gravel parking lot and that they are not ADA accessible. Rich said he had met with the Highway Department, Dave Paganelli and said that he was satisfied and that no additional handicap spaces are required and spaces were already on site in main parking lot. The topic was also discussed with John Winter who said that the spots across the way were handicap. Neighbors have expressed how happy they were with the way things have been handled. Board thanked Rich Williams for being so thorough.

Upon motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board declared Lead Agency under SEQRA,

Upon motion by Darlene Rivera, seconded by John Savoca, and with all those present voting aye, the Board issued a Negative Declaration.

Upon motion by John Savoca, seconded by John Kincart, and with all those present voting aye, the Board approved the Site Plan, Stormwater Pollution Prevention Plan Permit, Wetland Permit, and tree Removal Permit for Teatown Lake Reservation.

Empire Hunan
SBL: 37.14-2-66
Public Hearing

Decision Statement

Location: 1975 Commerce Street

Contact: Michael Piccirillo Architecture

Description: It is proposed to divide existing restaurant into a restaurant with two retail stores.

Shana Nataliano from Michael Piccirillo Architects was present. She said that 52 parking spaces were required and there are 49 spots. A variance was also granted for the front yard setback. She said that she reviewed the draft resolution and had no issues.

Upon motion by John Savoca, seconded by John Kincart, and with all those present voting aye, the Board declared Lead Agency under SEQRA.

Upon motion by John Kincart, seconded by John Savoca, and with all those voting aye, the Board issued a Negative Declaration.

Upon motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board approved the Site Plan for Empire Hunan.

Upon motion by Rich Fon, seconded by John Savoca, and with all those present voting aye, the Board closed the regular session of the meeting.

WORK SESSION

Staples Plaza Building 2

Discussion Site Plan

SBL: 36.6-2-76

Location: 3333 Crompond Road

Contact: John Meyer Consulting

Description: Request for amended Site Plan Approval to renovate the middle building.

Rob Aiello, project engineer, and Tony Romano, project manager, were present and showed two drawings. There is discussion of a restaurant or maybe an Urgent Care Facility. There will still be stairs and a ramp accessible from Stoney Street keeping the wider sidewalk on the East side and a narrower sidewalk on the West side. Moving the ramp to the side of the building and removing it from the front of the building. In the plan there was less landscaping – Ann Kutter expressed that she did not like the removal of landscaping and Rich Fon agreed. Aiello said that it was being removed to accommodate the new parking configuration. Handicap parking is more accessible on this plan. John Tegeder had no issues with the new plan but would also like to see more landscaping. Maybe some potted plants. Will have a draft resolution for the next meeting. Suggested changes will be added and also brought to the meeting.

Costco Wholesale

SBL: 26.18-1-17, 18, 19 and 26.19-1-1

Discussion FEIS

Location: 3200 Crompond Road

Contact: TRC Engineers

Description: Application to construct a 151,092 SF Costco Wholesale Club retail store and club member available filling station.

Ann Kutter Planning Board alternate recused herself from this item.

Discussion began at 8:05 with SP-36 and continued until 10:30 ending with Sec III D Hazmat.

There will be another Work Session dedicated to Costco on Tuesday, September 30, 2014 at 7:30.

Upon a motion by John Kincart, seconded by Darlene Rivera, and with all those present voting aye, the meeting was adjourned at 10:30 pm.