

Planning Board Meeting Minutes October 6, 2014

A meeting of the Planning Board, Town of Yorktown, was held on October 6, 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

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

Correspondence: The Board received a letter dated September 24, 2014 from Site Design Consultants to the NYC DEP regarding the Fieldhome Site Plan on Catherine Street.

Liaison Report: No reports

Courtesy of the Floor: No one came forward

Upon a motion by John Savoca, seconded by John Kincart, John Flynn abstained because he was not at the meeting, and with all those present voting aye, the Board approved the minutes of September 22, 2014.

Upon a motion by John Savoca, seconded by John Kincart, John Flynn abstained because he was not at the meeting, and with all those present voting aye, the Board approved the minutes of September 30, 2014.

REGULAR SESSION

Costco Wholesale

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

Discussion FEIS

Location: 3200 Crompond Road

Contact: TRC Engineers

Description: Application to construct a 151,092 sf Costco Wholesale Club store and member only gasoline filling station.

The Board members noted that they concluded their review of the preliminary FEIS at the special meeting on September 30, 2014. On October 6, 2014, the Applicant submitted revised pages of the preliminary FEIS that reflect the changes requested by the Planning Board during its review of the document. Staff and consultants stated that they reviewed the revised pages. The Planning Board reviewed the revised pages from 7:33 pm to 9:15 pm. The Board discussed the proposed changes to the resolution and proposed additional changes to the FEIS. The Board then reviewed a draft resolution to accept the Revised FEIS, as revised, including changes suggested by Board members. Pursuant to SEQRA the Board must wait a minimum of 10 days before adopting a Findings Statement. Draft findings will not be ready before the October 20, 2014 meeting. The Planning Board discussed a potential schedule for reviewing and approving a Findings Statement. Thirty days after the date of filing of the Revised FEIS would probably fall around the 2nd meeting in November.

Upon motion by Rich Fon, seconded by Darlene Rivera, and with all those present voting aye, the Board approved the adoption of the revised resolution accepting the Revised FEIS as complete.

Planning Board Meeting Minutes October 6, 2014

Yorktown Farms Lot 22

SBL: 6.18 Block 1 Lot 80.3

Discussion Site Plan

Location: Gay Ridge Road

Contact: Ciarcia Engineering

Description: Proposed revised site plan for Lot 22

Darlene Rivera recused herself from this item.

Dan Ciarcia, project engineer was present. The Board had previously approved this lot at their July 14, 2014 meeting, however the Applicant has returned because there is a new buyer. The house has been turned slightly to make a more attractive street view. Ciarcia explained the purpose was to see the front of the house and not the garage door when driving up the driveway. Rich Fon stated that the house is now shown crossing over the wetland buffer when the last version did not cross that line. Dan noted that there is a stone wall there that is a natural barrier; the water actually runs down the driveway away from the house. Rich Fon stated that there is enough room for the house without going into the buffer. John Kincart suggested spinning it slightly to avoid the buffer. Dan asked if it could be approved with the condition that the house be moved outside the wetland buffer. John Kincart stated he had no problem as long as the house is rotated to avoid the wetland. It will be noted in the Resolution that the eastern wall of the new home cannot encroach more than two feet on the wetland line and that the wetland permit for the subdivision was hereby amended to include this 2ft encroachment.

Upon motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board approved the adoption of the resolution approving the site plan for Yorktown Farms Lot 22.

Upon motion by John Flynn, seconded by John Kincart, and with all present voting aye, the Board closed the regular session.

WORK SESSION

Arrowhead Subdivision

SBL: 48.13-1-6

Discussion Site Plan Lot 6

Location: Underhill Ave.

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 Res #07-23 dated 10/15/07.

Chris O'Keefe, property owner, was present. Mr. O'Keefe is looking to get comments and feedback so that he can go to the Building Department for a permit. The subdivision was approved under the Town's flexibility standards allowing for setbacks to be varied from the requirements of the R1-200 zone. The Board asked that he come back to the next meeting with plans for the house and asked that the setback be increased to leave more of a buffer from the property line, which is shown at only 6 feet on this plan. John Tegeder noted that required setback in the R1-200 zone is 30 ft with combined sideyard setbacks of 80 ft. Submit revised plans for the next meeting.

Planning Board Meeting Minutes October 6, 2014

Lake Osceola Square

SBL: 6.17-1-43

Discussion Site Plan

Location: 393 East Main Street

Contact: Site Design Consultants

Description: Proposed multi-use building with parking, landscaping, and associated infrastructure.

Joe Riina, project engineer, Al Capellini, project attorney, Michael Piccirillo, project architect, and George Roberta property owner were present. The Conservation Board sent a letter stating they support of this project. The building has been further designed with the elevations now showing materials and colors. The proposal is to have different colors on the different faces of the building and a metal roof. There will be a stair tower on either end along with an elevator. Retail space will occupy the bottom floor, second floor will provide office space and the third floor will be a total of 8 apartments averaging 1000 sq. ft. each. The building will be a total of 27,000 sf. The total height of the highest point of the building is 45 ft. The entire building will be on piles to elevate space of 3 ft. underneath. There was discussion as to how the beach would be used. As of now the applicant is looking to use it as a boat launching, unless the town would like to take over the beach for swimming. In that case the Town Board/Parks and Recreation would have to be in favor as it would entail additional employees i.e. Lifeguards...etc. The board requested additional information on the landscaping and a site section be submitted to better understand the height of the building. Noted that the storm water basin is a mix of plants and trees. The Board has a tentative site visit for October 18 at 8:30 am. Riina will confirm.

BJ's Wholesale Club/Urstadt Biddle

SBL: 36.6—2-75 & 76

Town Board Referral & Site Plan Application

Discussion Site Plan

Location: 3315 & 3333 Crompond Road

Contact: Zarin & Steinmetz

Description: The applicant is requesting to rezone from C-1 to C-3 on Lot 75 and a portion of Lot 76 to allow the construction of a gasoline filling station on Lot 76, as well as a 3,000 sf bank.

Jody Cross, project attorney, Rob Aiello, project engineer, Nelson Cabral from BJs were present. Cross noted that the plan for the gas delivery has been revised and three different alternatives and a revised original plan were presented to the Board. One version will move the loading area to the east, however, it will make it a long remote fill leaving room for greater potential of leaking and this version eliminates 15 more parking spots. The second version brings the loading into the gas station itself. This is not the best idea as it would leave space for cars to try and pass through making it unsafe. This is not an option that the applicant prefers. The last option would have gates that the driver would have to open and close so there is no risk of cars to slip through using the loading area as a short cut to the traffic signal. The revised original plan had the loading area in the same location as last meeting, off the main access drive; however, the area for the truck was enlarged so that there was a minimum of 8 feet between the truck and the travel lane. This would allow patrons exiting the gas station or BJs to see around the truck to make a right turn towards the exit. Cabral stated the applicant preferred the revised original plan or the alternative with the gates because both kept the truck facing the exit and had the shortest fill run. The Board recommended the following impacts be analyzed a part of the EAF Part 3: Traffic, Parking, Visual, Stormwater Management, and Gas Station Operations & Safety, where stormwater quality would

Planning Board Meeting Minutes October 6, 2014

be addressed in both the stormwater and gas station operations sections. Planning Staff will draft a memo summarizing the Board's comments to send to the Town Board.

Ryder Subdivision

SBL: 48.6-1-12

Discussion Subdivision

Location: 532 Underhill Ave.

Contact: Ciarcia Engineering

Description: Applicant proposed to subdivide a parcel with an existing residence into 2 building lots.

Dan Ciarcia, project engineer, and the applicant were present. The wetlands have been delineated by Steve Marino of Tim Miller Associates. The Health Department has tested the soil and it is all good. House 1 is not in the wetland however, House 2 is in the wetland. The Board requested alternatives be investigated where the house is further north outside the wetlands. A common driveway may help. Suggestions made by the Planning Department were noted and they will submit revised plans.

EXECUTIVE SESSION

Upon a motion by John Flynn, seconded by John Savoca, and with all those present voting aye, the Board voted to go into an Executive Session for advice of counsel concerning pending litigation regarding the Faith Bible Church.

Upon a motion by John Kincart, seconded by John Savoca, and with all those present voting aye, the Board closed the Executive Session.

Upon motion by John Savoca, seconded by John Flynn, and with all those present voting aye, the Board voted to close the meeting at 11:55 pm.