

## **Planning Board Minutes June 8, 2015**

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A meeting of the Planning Board, Town of Yorktown, was held on June 8, 2015, at the Yorktown Town Hall Board Room, 363 Underhill Avenue, Yorktown Heights, NY 10598. The Vice Chair, John Flynn, opened the meeting at 7:00 pm with the following members present:

John Savoca

Darlene Rivera

Also present were: John Tegeder, Director of Planning; Robyn Steinberg, Planner; Tom D'Agostino, Assistant Planner; and Anna Georgiou, Planning Board Counsel.

**Minutes:** A review of the minutes of May 4, 2015 was placed on hold, as there was not a quorum of members present. The Board reviewed the May 18, 2015 minutes.

**Upon motion by John Savoca, seconded by Darlene Rivera, and with all those present voting aye, the Board approved the May 18, 2015 minutes with changes as shown on the chair's copy.**

### **REGULAR SESSION**

#### **Taconic Veterinary Clinic & Canine Kindergarten**

**SBL: 36.05-1-18**

#### **Public Informational Hearing**

*Location:* 3655 Crompond Road

*Contact:* Michael Piccirillo Architecture

*Description:* Proposed 24 hour veterinary clinic and Canine Kindergarten dog daycare.

Michael Piccirillo, project architect, was present. Piccirillo stated that he had not sent out the notice of hearing to the adjacent residents and therefore requested a new date for the Public Informational Hearing. The Board scheduled the Informational Hearing for their next regular meeting on July 13, 2015.

#### **Yorktown Police Department**

**SBL: 37.09-1-4**

#### **Request 1st One-Year Time Extension**

*Location:* 2281-2295 Crompond Road

*Contact:* Hahn Engineering

*Description:* East of Hudson stormwater retrofit project.

Tegeder explained that this was the site plan the Board approved for the East of Hudson stormwater retrofit project at the Yorktown Police Department. The Applicant for this project is the Town of Yorktown. Flynn stated the Board received a letter from the East of Hudson (EOH) project manager requesting the time extension. Tegeder stated that since the approval the EOH Corporation had to work on revising the plan around an existing town sewer main and most likely needed to obtain NYC DEP approval. The EOH was now ready to proceed to construction, however the site plan approval expired in December of 2014. The request is for a one year time extension so the site plan can be signed.

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**Upon motion by Darlene Rivera, seconded by John Savoca, and with all those present voting aye, the Board approved a one-year time extension for the Yorktown Police Department amended site plan and Wetland/Tree/SWPPP Permit.**

### **Costco Special Counsel**

Flynn read a proposed resolution to request authorization from the Town Board to continue to be advised by the Ryan Law Group in connection with the Costco Site Plan review.

**Upon a motion by John Savoca, seconded by Darlene Rivera, and with all those present voting aye, the Board approved the resolution requested the Ryan Law Group to continue as special counsel for the Costco site plan approval process.**

### **WORK SESSION**

#### **Envirogreen Demolition Permit**

**SBL: 15.16-1-31**

#### **Referral Town Engineer**

*Location:* 1833 East Main Street

*Contact:* Rick Cipriani

*Description:* Request for Wetland Permit to demolish existing structure located in a wetland buffer.

Rick Cipriani, property owner, was present. The Board was in receipt of a demolition permit from the Town Engineer. Cipriani explained that he had acquired the old Dana Cole site plan apartment building property adjacent to his property and that he wanted to demolish the building. Cipriani stated it did not matter to him whether the demolition happened now or if the Board preferred to wait until his site plan was further along or approved. The Board did not see any reason to wait. The building is in very poor condition and would be demolished eventually. Tegeder requested photos of the exterior of the building be submitted to the Planning Department prior to demolition for the record. Cipriani agreed to email the photos. The Planning Department will send a memo to the Town Engineer and Building Inspector that they have no objection to the issuance of the demolition permit provided photos of the building exterior are submitted.

The Board was also in receipt of a letter from project attorney Al Capellini regarding the town's purchase of the Ardizzone property as a wetland bank. This will be discussed at a later date when the site plan is under review and Capellini is present.

#### **Teatown-Auxiliary Parking Lot**

**SBL: 69.14-1-8.1**

#### **Discussion Landscape Plan**

*Location:* 1595 Spring Valley Road

*Contact:* Mike Rubbo

*Description:* Request to modify approved landscape plan.

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Georgiou recused herself from this item. Diane Barren of Teatown Lake Reservation was present. Barren stated that the plants originally detailed for the landscape plan by Insite Engineering were not in line with Teatown's goals nor were they the best suited for the site conditions. For example, many deer graze on the Teatown lands so more deer resistant plants should be used. Therefore an alternate plan was submitted that focused more on native plants as well as more trees and fewer shrubs to minimize competition and ensure the successful establishment of plantings. The Board received a memo from the Town's Environmental Consultant Cornerstone Associates dated June 5, 2015 that had no objection to the proposed plant substitutions. No members of the Board had an objection to the alternate landscape plan. The Planning Department will write a memo to the other departments advising them of the field changes.

### **North Westchester Restorative Care**

**SBL: 15.15-1-23**

#### **Town Board Referral**

*Location:* 3550 Lexington Avenue

*Contact:* David A. Barbuti, R.A.

*Description:* Request to amend existing special use permit pursuant to Sec 300-42 of the Town Code.

David Barbuti, project architect, was present. Barbuti explained that due to increased staffing and patient turnover, the facility needs more parking. The plan proposes a new 20 space lot on the south side of the building. Barbuti also stated that as part of the project, the dumpster area will be cleaned up and landscaping added to dress up the site. Flynn asked how stormwater for the new parking area would be handled. Barbuti stated that stormwater would be treated either in the flat area adjacent to the parking lot or under the parking lot. The Board asked if pervious pavers or pavement was being considered. Barbuti responded that he was not in favor of using those materials for this type of use. It would be a maintenance headache that he was not sure the facility was prepared to handle. The Board decided to make a site visit on June 20<sup>th</sup> and discuss the proposal again at their June 22<sup>nd</sup> meeting.

**Upon a motion by Darlene Rivera, seconded by John Savoca, and with all those present voting aye, the Board voted to close the meeting at 7:35 pm.**