

Planning Board Minutes March 23, 2015

A meeting of the Planning Board, Town of Yorktown, was held on March 23, 2015, at the Yorktown Community & Cultural Center, 1974 Commerce Street, Yorktown Heights, NY 10598. The Chair, Richard Fon, opened the meeting at 7:00 pm with the following members present:

John Flynn
John Savoca
John Kincart
Darlene Rivera

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

Fon began the meeting with a review of correspondence regarding recent applications. The minutes of the March 11, 2015 meeting were then reviewed by the Board, with corrections noted by Georgiou.

Upon a motion by Darlene Rivera, seconded by John Kincart, with all those present voting aye, the Board approved the March 11, 2015 meeting minutes as revised.

WORK SESSION

Taconic Veterinary Clinic & Canine Kindergarten

SBL: 36.05-1-18

Discussion Site Plan

Location: 3655 Crompond Road

Contact: Michael Piccirillo Architecture

Description: Proposed canine kindergarten dog daycare and 24 hour veterinary clinic.

Michael Piccirillo, project architect, addressed the Board and provided the following plan details: The proposed facility is at the site of the old Chrysler Dodge dealership. This same site had previously been proposed to the Board as a plumbing distribution operation. The current applicant's proposal is for a canine daycare and a veterinary clinic. The new tenants will occupy existing front half of first floor and second floor. The facility will house dogs providing daily care and a 24 hour service in a portion of the building.

A redesigned front entrance, providing double entrance, will be needed to accommodate the dogs. The locations of the daycare entrance is still being explored. The parking lot layout will work for both entrances being considered. The kindergarten will require an outdoor play area for animals. This will be provided at the rear and sides of the building. The building is 7 to 8 feet below the grade of Old Crompond Road. Therefore, fencing and natural screening should limit public exposure to the facility. Current parking calculations accommodate employee parking. The applicant reported that the plumbing tenant has completely vacated the facility. The applicant indicated that there will not be direct access from clinic operations to the kindergarten. The second floor of the building will be dedicated to the veterinary facility for offices, surgical suites, exam rooms, etc.

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Piccirillo mentioned that the previous plumbing distributor application called for various improvements to parking such as curbing. The current applicant is requesting that the parking lots be kept “as is”, to save costs. The prior application had called for more parking for that retail application.

Kincart inquired about outdoor “storage” of animals. The applicant indicated that an outdoor play area will consist of three separate pens for different breeds of animals. He explained that there is a correlation between indoor play areas and outdoor pens. Georgiou asked if this facility will be considered a Kennel. Elissa Cohen, an owner of the canine kindergarten, indicated that it is not considered a kennel, as the dogs are not caged. The overnight stay for the dogs is done cage free. A staff member will stay with the dogs overnight. It is a group setting for day and night care of the animals.

The owner indicated that she operates two other facilities in Mount Kisco and Verplank. Fon inquired about noise complaints at the other facilities. The owner of the veterinary portion of the proposed facility, who mentioned that he operates another facility in Cortlandt, stated that there has been no complaints of noise. He explained that animals at the daycare are pre-screened for their behavior to ensure they don’t bark excessively. Hospital overnight care will be conducted as per AMA standards for post-surgical care. The veterinary facility owner indicated that future plans will provide specialized care and treatment for the animals.

The Board inquired how the waste from the facility would be handled. The veterinary owner reported that medical waste is disposed of pursuant to regulations by a medical waste transporter. Flynn inquired about the removal of dog waste. Cohen, the canine daycare owner, indicated that the waste will be bagged and picked up by outside service. Outdoor area will be asphalt or concrete so that they can be washed down. Alyssa added that grooming and training will be offered.

Fon proposed a site visit to one of the other facilities operated by the owners, as he is concerned about noise. Georgiou indicated that this a C-4 district. Noise generation would be factor in this district. Cohen said that the other facilities can be viewed on their websites for the Mount Kisco and Verplank facilities. The broker for the applicant indicated that none of the other tenants in the Mount Kisco facility have complained about the noise generated at that facility.

Parking for staff was then addressed. The veterinary clinic owner indicated that there is a lot of staff required for the vet portion of the facility. Accommodations for staff parking will be necessary. The outdoor daycare play areas were discussed. The applicant indicated that outdoor facilities were critical to the operation. Neighboring exposures were discussed by the board. Fon mentioned that there is only one residential home nearby. Tegeder inquired about noise generation and brought up similarities to Guiding Eyes issues. The architect indicated that a barking dog would not be acceptable to the applicant’s operation and would be removed.

Tegeder suggested that the application for outdoor storage require a Special Permit, and be separate from the main application. Fon again suggested a joint site inspection with ABACA. John Flynn inquired how environmentally clean building was, as it is in the current condition. Piccirillo replied that the plumber, (building owner), is still in the building, however, it is in fairly clean condition. Georgiou suggested obtaining a written statement from Building Inspector, John

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Winters, regarding the use of the site. Wastewater and drainage to Hunterbrook was discussed. The architect indicated that mop sink drainage would be an alternative if drainage from site could not be determined. The canine daycare owner indicated that she will get information to Board regarding site visits of owner's other operations.

Ryder Subdivision

SBL: 48.06-1-12

Discussion Subdivision

Location: 532 Underhill Avenue

Contact: Ciarcia Engineering, PC

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

Dan Ciarcia, project engineer, addressed Board. He stated that plans have been amended to utilize existing drive and to pull it out of wetlands as much as possible. Ciarcia explained that the existing house had septic in front and behind house. Slope analysis has been conducted to determine areas less than 15%, which is required for septic. Ciarcia indicated that areas of less than 15% are limited. Kincart suggested moving one of the homes to minimize impervious surfaces and to keep the structure out of the wetland. Ciarcia asked about setting up the application for an informational meeting. He indicated that perc tests have been conducted and witnessed by the Health Department. Kincart stated that is pleased with changes made to address Board's concerns. Fon agreed that changes are acceptable. Board agreed that this could be set up for an informational meeting in May.

Upon a motion by John Savoca, seconded by John Flynn, and with all those present voting aye, the Board voted to close the meeting at 8:00 pm.

Informal Discussion after close of the worksession:

Grandma's Restaurant

Georgiou indicated that the Zoning Board has the authority to issue the special permit. The Code references screening as a condition of a special permit. The ZBA has already closed their decision on this matter. If the owner can't meet the condition of the special permit, they can go back before the Zoning Board to re-open the application. Georgiou indicated that this would have to occur for the matter to formally come before the Planning Board again. Georgiou suggested a review of the minutes and memo sent to the ZBA if the Planning Board wanted to clarify their position on the application.

Lake Osceola Square

The Board had a brief discussion of the positive and negative features of this application.

The next Planning Board meeting will include a joint meeting with the Town Board during the work session on April 6, 2015. Steinberg indicated that Town Board must formally decide to the joint meeting at their meeting scheduled for the following evening, March 24, 2015.