

Planning Board Minutes December 5, 2016

A meeting of the Planning Board, Town of Yorktown, was held on December 5, 2016, 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 Kincart
Anthony Tripodi
William Lascala, Alternate

Also present were: John Tegeder, Director of Planning; Robyn Steinberg, Town Planner; Tom D'Agostino, Assistant Planner; Bruce Barber, Town Environmental Consultant; and Greg Bernard, Town Board Liaison.

Correspondence: The Board reviewed the correspondence.

Meeting Minutes: Upon a motion by Kincart, seconded by LaScala, and all those present voting in favor, the November 21, 2016 minutes were approved per the chair's corrected copy.

REGULAR SESSION

Upon a motion by LaScala, seconded by Flynn, and all those present voting in favor, the Board opened the Regular Session.

Pied Piper Preschool Addition

SBL: 37.14-2-8

Public Informational Hearing

Location: 2090 Crompond Road

Contact: Site Design Consultants

Description: Proposed approximately 14,020 square foot addition to the existing 3,618 square foot preschool on 0.68 acres in the R1-10 zone.

Upon a motion by Kincart, seconded by Flynn, and all those present voting in favor, the Board opened the Public Informational Hearing for the Pied Piper Preschool.

Present were Joseph Riina, project engineer; Michael Piccirillo, project architect; and the applicant Kathy Dineen-Carey. Riina described the project site. The existing building was approved by the Planning Board and then constructed in 2005. Access into the site is from the driveway on the west side of the school and the driveway on the east side of the church. Cars exit in between the Preschool and the church. There is currently no left turn allowed from this exit. The proposal is to construct a two-story addition. The second story overhangs and creates a covered play area. Additional parking was added along the east side of the building.

Piccirillo presented the architectural plans for the building. Piccirillo stated that he tried to reduce the bulk of the building in his design. The average height of the building is 28 feet where 35 feet is the maximum in the zone. A streetscape study was presented for the front view of the building and the adjacent structures along Crompond Road. Fon asked about variances required for the project. Piccirillo stated the project requires a variance for lot coverage. The proposed coverage is 8.9% over the allowable. The existing building is 3,618.5 square feet. The proposed building is a total of 17,640 square feet. Piccirillo represented that the height of the church is shown as accurate as possible. The adjacent buildings are also used

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commercially; to the north is the Androsko property which is a landscaping office and to the south is the church and then law offices.

Mark Lieberman – 3305 Wells Street

Lieberman asked if the building was expanding because the student population is increasing.

Dineen-Carey stated the building expansion is partially due to an increase in enrollment and the special permit includes this request. However, additional space is also needed to provide services such as occupational therapy, physical therapy, etc. for the students.

Flynn asked if the applicant was prepared to present the planting plan for the site. Riina stated that the applicant is still working on the landscape plan.

Upon a motion by LaScala, seconded by Kincart, and with all those present voting aye, the Board closed the Public Informational Hearing.

Upon a motion by Kincart, seconded by Tripodi, and with all those present voting aye, the Board voted to move into the work session portion of the meeting.

WORK SESSION

RPG Properties

SBL: 15.15-1-22

Discussion Site Plan

Location: 3574 Lexington Avenue

Contact: RPG Properties, Inc.

Description: Proposed to build a multi-family development consisting of 8 residential townhouse style units.

Project attorney, Al Capellini, and the applicants, Phil Sanders and Gerry Walsh, were present. Flynn asked if any of the plans submitted required no variances. Sanders stated that Option D2 does not require any variances if the buildings were moved to be the minimum distance of 90 feet apart. Option A separates the buildings, gives more buffer in the rear, and provides for the proposed buildings to have outdoor space and windows not facing the parking lot. Kincart asked about screening for car headlights. Tegeder did not think there were any special trees along the eastern property line and would prefer a spruce screening in this location and then a fence could also be added at the end of the parking lot. Sanders stated that each unit is proposed to be about 1,250-1,300 square feet. The trash enclosure should be built of masonry and match the materials of the buildings. Tripodi asked if Options A1 and A2 proposed less impervious surface than the other options. Sanders paged through the drawings and the impervious surface went from about 17,000-20,000 with the Option A1 & A2 plans having less impervious surface. Flynn asked if any affordable housing was required. Capellini stated that the affordable housing ordinance was repealed so right now there is no requirement. The old law would have required one unit. The Board agreed the dumpster enclosure should be in the front or west side of the property along Lexington Avenue. The Board also agreed Option A1 was the most sensitive to the neighbors' comments. Tegeder recommended one more work session to iron out all the variances required; whether the Board prefers just the two side yards or the two side yards and the distance between the buildings as well. In addition, the Planning Department is in the process of conducting a 90 foot study of all the R-3 zones to see how the 90 foot minimum separation between buildings has been carried out. Sanders stated that moving the building closer together would allow more space in the rear of each building and would decrease the variance

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distances requested for each side yard. The Board preferred plan Option A1 and requested the applicant submit a plan showing the buildings with 80 feet separation. The applicant will prepare a revised plan for the January 9, 2017 meeting.

Town Board Referral – Granite Knolls Recreation Facility

SBL: 37.10-2-66 & 67

Discussion Site Plan

Location: Stony Street

Contact: Site Design Consultants

Description: Proposed road access and recreation facility to be built on Town owned land.

Project engineer, Joseph Riina, was present. Pat Cumiskey from the Parks and Recreation Commission was also present. Riina stated the access point for the site would be from the existing pipeline access on Stony Street. Riina stated the plan shows about 200 gravel parking spaces, two multipurpose synthetic fields, a synthetic baseball field, and a walking path around all of these. The restrooms are proposed near the baseball field connected to the sewer located at the front of the Phoenix House property. A pump station will be required. Jane Daniels, resident and volunteer leader with the NY/NJ Trail Conference, mentioned existing conditions including trails and an old cottage that need to be shown on the plans. Daniels said that an existing trail to Sylvan Glen may need to be relocated. Riina stated the project will need NYC DEP approval. Barber stated that this concept plan was circulated out to the involved and interested agencies. Fon asked if the town was considering a dome. Councilman Bernard stated that was not in the current plan. Kincart stated that once a dome is added, the site becomes a regional draw and Stony Street cannot handle that kind of traffic. Barber stated the wetlands will be delineated before the winter. The Board was in favor of the concept plan. Fon suggested a traffic study of the corridor be undertaken by the town. Bernard suggested a traffic study may be forthcoming from applicants for reuse of the Phoenix House. The Board agree that improvements to Stony Street should be considered. Turning lanes into the site may be necessary. Riina stated the road width at the site entrance is about 18-20 feet. Riina also stated the proposed walking path around the athletic fields is an about 8 foot wide asphalt path and will be ADA compliant. Tegeder recommended the walking path be at least 10 feet wide. Fon asked about emergency vehicle access to the fields. Access would be easier with the wider walking path. The Planning Department will draft a memo to the Town Board for this item.

Town Board Referral – BP Station

SBL: 16.07-1-43

Amended Special Permit

Location: 3700 Barger Street

Contact: High Point Engineering

Description: Proposed underground fuel storage tanks, new parking, and canopy over the fuel pump station.

Tegeder stated this application started with a new company taking over the property and wanting to replace the storage tanks. The Town Board requested the applicant also clean up the site and the application is now for a full gas station special permit. The fuel pumps are proposed to be moved to only the Barger Street side and will have a canopy. Both trailers will be removed from the site. A curb will be added on the eastern side of the site. Oil and grease separators will be added here and trench drains will be added in front of garage bays, all to make sure runoff is treated before entering the brook. Tegeder stated the Town Board will most likely be limiting car sales. The applicant will also be proposing a renovation of the building façade and site signage, but these details have not been submitted yet. The Planning Board

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agreed with the Town Board's request that landscaping be added to the site to model the other corners at the intersection. Tegeder stated this is a preliminary submission ahead of the Town Board meeting tomorrow night. Flynn asked if the leak detection systems that were explained with the Costco and BJ's gas station applications would be included in this application. Tegeder stated that detection systems are required and these details can be requested. Bernard asked about designated parking for the convenience store. Tegeder pointed out the parking spaces along the east side of the site could be used for the convenience store. The refuse enclosure will be relocated to the other side of the property. A wetland permit will be required for work next to the brook. Barber suggested removing the asphalt curb and creating a swale to go to an oil/grease separator to be treated. Fon was curious if the old East Main Street right-of-way could be used to connect this area to the Taconic Trailway. The Planning Department will draft a memo to the Town Board for this item.

Upon a motion by LaScala, seconded by Kincart, and with all those present voting aye, the Board voted to close the meeting at 8:30 pm.