

Planning Board Minutes July 10, 2017

A meeting of the Planning Board, Town of Yorktown, was held on July 10, 2017, at the Yorktown Town Hall Board Room, 363 Underhill Avenue, Yorktown Heights, NY 10598. The Chair, Richard Fon, opened the meeting at 7:00 pm with the following members present:

John Savoca
John Kincart
Anthony Tripodi
William LaScala
Robert Garrigan, alternate

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

Meeting Minutes: Upon a motion by LaScala, seconded by Savoca, and with all those present voting aye, the June 26, 2017 Meeting Minutes were approved with the corrections noted.

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board voted to open the Regular Session.

REGULAR SESSION

Fieldstone Manor

SBL: 15.11-1-17

Reapproval Subdivision

Location: 3680 Lexington Avenue

Contact: Albert A. Capellini, Esq.

Description: A 21-lot cluster subdivision on 22.94 acres in the R1-20 zone that received Final Subdivision Plat Approval by Resolution #16-16 on August 8, 2016.

Project attorney, Al Capellini, was present. Capellini stated the Applicant is working to obtain additional funding to complete the conditions. The Board received a letter from the applicant's engineer, Joseph Riina of site Design Consultants.

Upon a motion by Tripodi, seconded by LaScala, with Kincart abstaining, and with Savoca, LaScala, and Tripodi voting in favor, the Board reapproved the Fieldstone Manor Subdivision.

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: Phil Sanders

Description: Proposed 8 unit townhouse development on 1.1 acres in the R-3 zone.

Present were: project attorney, Al Capellini, and project manager, Phil Sanders. The Board received a memo from the Town Engineer dated July 10, 2017 and a memo from the Planning Department dated

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July 6, 2017. In response to one of the Planning Department's items, Sanders stated that there are no gas lines in the area. The Board discussed the Town of Cortlandt's request for traffic mitigation in the form of an emergency transponder remote. Capellini asked the Board if the applicant could work on some details and come back to the Board at the August meeting for an approval. Fon stated the applicant should meet with staff and come back to the August meeting if all issues have been satisfied.

Colangelo Subdivision

SBL: 35.16-1-4

Discussion Tree Removal

Location: 1805 Jacob Road

Contact: Site Design Consultants

Description: Proposed to subdivide the subject property into 5-lots utilizing "Flexibility" provisions in the Town Code. The remainder of the 53.5 acre parcel is to provide for a single-family residence, open space and lands to be used for agricultural use.

Bruce Donahue, project environmental consultant, was present. Donahue stated that there are 436 sweet birch trees that have a disease. Fon asked how they need to be removed. Donahue explained that the trees are removed and stockpiled on site. They are then cut into 4 foot pieces and hauled off site to be burned. Donahue stated he has not read anything about treating trees once they have the disease. The fungus attacks other trees, but the birch is the most favorable. Fon read a memo from the Town Engineer stating the Code Enforcement Officer visited the site on June 27, 2017 and confirmed the trees are dead or dying.

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board voted to open a Special Session.

Upon a motion by Kincart, seconded by Tripodi, and with all those present voting aye, the Board approved the applicant's request to remove 436 sweet birch trees by issuance of a tree permit.

Upon a motion by Tripodi, seconded by Kincart, and with all those present voting aye, the Board voted to close the Special Session.

Town Board Referral – The Weyant

SBL: 37.14-2-32

Discussion Rezoning

Location: 2040 Crompond Road

Contact: Site Design Consultants

Description: Requested rezone from R1-20 to Transitional Zone to construct two 18-unit apartment buildings.

This project was removed from the agenda at the applicant's request.

Town Board Referral – 712 Kitchawan Road

SBL: 70.06-1-4

Discussion Rezoning

Location: 712 Kitchawan Road

Contact: Cuddy & Feder, LLP

Description: Requested rezone from R1-200 to Transitional Zone to renovate the existing 1-story office building.

Daniel Laub, from Cuddy & Feder, was present. Laub explained that the proposed use of the site is as an office and lenticular printer. The applicant wants to retrofit the existing building. There is an old

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greenhouse with foundation ruins. The only proposed future development would be to build on this existing footprint for storage. The County has a right of first refusal on the property and did not exercise that right. The site has shared access with the County owned Preserve. The applicant will improve the site access for the County. Laub explained that when the applicant first applied to the Town Board, the request was for a change of zone to the Office zone. The Town Board requested the rezone be to the Transitional Zone. There are no changes proposed to the existing parking. The renovation to the existing building is a Type II action. Kincart agreed that there is no clearing or excavation proposed. The Planning Board had no objections to the rezoning of the property for reuse of the existing building. This reuse prevents a subdivision from occurring on this site and will preserve and enhance the site access to the County owned property.

The Planning Board stated that they would like to make a site visit to the Community Housing Innovations site when the applicant returns to the Board.

Upon a motion by Savoca, seconded by Kincart, and with all those present voting aye, the Board voted to close the meeting at 7:30 pm.