

## **Planning Board Minutes February 27, 2017**

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A meeting of the Planning Board, Town of Yorktown, was held on February 27, 2017, 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 Savoca  
Anthony Tripodi  
William LaScala  
Rob Garrigan, Alternate

Also present were: John Tegeder, Director of Planning; Robyn Steinberg, Town Planner; Tom D'Agostino, Assistant Planner; Kristen Wilson, Planning Board Counsel; Greg Bernard, Town Board Liaison; and Michael McDermott, Town Attorney.

**Correspondence:** A letter was received for the Chase Bank responding to the requirements of the Resolution. Matt DeWitt presented the minor changes to the lighting plan. The Planning Board had no objections to the plans being signed by the chairman.

### **Minutes:**

**Upon a motion by Tripodi, seconded by Savoca, and with all those present voting aye, the Board approved the February 13, 2017 meeting minutes per the Chair's corrected copy.**

### **WORK SESSION**

#### **Adrian Auto Body**

**SBL: 26.18-1-24**

#### **Discussion Amended Site Plan**

Location: 3330 Old Crompond Road

Contact: Ralph Mastromonaco, P.E, P.C.

Description: Proposed to construct a 3,900 sf addition to the existing body shop.

Ralph Mastromonaco, project engineer, and Joseph Adrian, Jr., the property owner, were present. Mastromonaco stated that the applicant met with staff including the Town Engineer and Planning Department. Savoca asked about Quinn's previous comment regarding whether the 6 foot retaining wall should be required. Tegeder stated the wall is needed to hold up a small portion of the adjacent land from encroaching on the property. D'Agostino asked about one parking space in the lot that wasn't numbered and seems to be larger than the others. Mastromonaco thought this area was a grassed area on the site and not a parking space. Garrigan asked if there were dumpsters on the property. Adrian stated there are dumpsters. Tegeder asked if the dumpster was within an enclosure. Adrian stated that it was not. Tegeder stated the Town's new dumpster enclosure law has not been approved yet, however the applicant should look to comply with it since it will require all existing dumpsters to comply. Mastromonaco requested a Public Hearing for the application. The Board set the hearing for the March 13th meeting.

#### **Teatown Science Lab**

**SBL: 69.14-1-8**

#### **Discussion Special Use Permit**

Location: 1595 Spring Valley Road

Contact: Dianne Barron

Description: Proposed to convert a 2-story garage into a science lab and classroom space on the first floor and office space on the second floor.

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John DeVito, member of the Teatown Advisory Board; and Dianne Baron, Managing Director of Teatown Lake Reservation, were present. DeVito stated that Teatown consists of 3,000 acres in three towns; Cortlandt, Yorktown, and New Castle. The proposal is for The Croft property, directly across the street from the education center. Six years ago, Teatown purchased the property from the estate of the Gilbert's. The Planning Board approved the subdivision of the property in 2010. DeVito stated Teatown would like to use the existing two-story garage, which has 5 bays, for a science lab, classroom space, and offices. Teatown is to expand their education to the collegiate level and is working with Pace and Columbia. There would be a wet science lab on the first level and classrooms and offices upstairs. DeVito stated the applicant is requesting a special use permit to use the site in residential zone the same way the site is used across the street. No site improvements are proposed. Users would park in the new auxiliary parking lot. The applicant has already applied to Westchester County for an additional septic approval. The Planning Board saw no issues with the proposal and scheduled a Public Hearing for the March 13th meeting.

### **Pied Piper Preschool Addition**

**SBL: 37.14-2-8**

#### **Discussion Amended Site Plan**

Location: 2090 Crompond Rd.

Contact: Site Design Consultants

Description: Proposed 14,022 square foot addition to the existing 3,618 square foot preschool, for a two-story building with total square footage 17,640 square feet, on 0.68 acres in the R1-10 zone.

Present were: property owner & school director, Kathy Dineen; her son and a school director, Maxwell Dineen-Carey; her daughter, a special education provider, Molly Dineen-Carey; project engineer, Joseph Riina; traffic consultants, Phil Grealy & Rich D'Andria from Maser Consulting; and project architect, Michael Piccirillo. Dineen summarized the history of the Pied Piper School and how the existing building is not very efficient for their needed use. Currently the school has a limit of 66 students at any one time and 12 teachers. The new second story will be for three classrooms for the 4 year olds. The ratio of students/teachers required in these classrooms is 16 to 1. Dineen-Carey stated that she has always wanted to have a gym in the school. She has also been asked for many years to have an infant program. There is a proposed infant room that will accommodate 8 children. The school is proposing a special education program which will include OT/PT (occupational therapy/physical therapy), which requires a lot of equipment such as balls and scooters, etc. Currently the therapists need to move all the furniture and bring all of their equipment in. The space provided for therapy in the new building will allow all students the opportunity to use this equipment. Five years ago the Yorktown school district moved the after school programs to the French Hill School. Then two years ago the after school enrichment was moved to the Elks Lodge.

Dineen stated Pied Piper currently provides before and after school care for Yorktown students. The existing preschool rooms and equipment are too small for these students. The after school students need homework areas and larger play equipment.

Dineen stated Pied Piper currently uses local providers to come into the school to provide the services that are not provided by the teacher employees. The new rooms shown on the plan can be used for other programs during the day. Dineen stated 3-5 Speech/OT/PT specialists are needed. Currently, one of the speech therapy areas is next to the boys' bathroom which is very distracting.

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Dineen stated the sensory gym is a special gym where students can be taken out from regular classroom to calm their nervous system.

Molly is a special education provider who is a speech language and hearing specialist. Molly stated she currently drives around three counties to provide services to students. She helped to design the floor plan to accommodate special education needs. Molly stated she met with Westchester County because they do not like to open programs if there is no need and they were very receptive to the proposal as the few schools providing these services in this area have waiting lists. The proposal in front of the Board sets up two SCIS areas (Special Class in an Integrated Setting). There is a 12 to 1 student to teacher ratio required and a minimum of 6 kids. The purpose of the program is to teach higher functioning children that will hopefully benefit from therapy at the younger age and hopefully not need services when they go to Kindergarten. Students will be integrated with the other students in the school during group activities like music, however could be kept separate when certain group settings are too overwhelming. Students can be dropped off, however, the district is mandated to bus the students.

Dineen stated Pied Piper currently provides care to 98 families, 96 of whom live in Yorktown and the other 2 families are teachers in Yorktown. At present the after school program is from Brookside and Mohansic Elementary Schools. The added space would allow the addition of students from Crompond Elementary School.

The Board asked for clarification on the number of students. Dineen stated that the limit is 66 children, but there are a total of 125 students enrolled at the school. There are students that come on different days and students that come at different times during the day. The request is for a total of 136 students, which is the full capacity at one time.

Dineen stated that she walked around the neighborhood to ask the neighbors what they thought of the proposed addition to the school. She reported that none of the neighbors had comments. Most of the neighbors have actually has students attend the school.

Grealy stated the traffic study focused on the driveway and access. The study simplistically doubled the existing traffic on the site. Since completing the study, Grealy was included in the meeting with town staff and discussed particular aspects of the site plan, circulation, parking layout, and emergency vehicle access. Grealy stated there are two points of access to the site; a one way entrance on the west side of the Pied Piper and an entrance on the east side of the church. All traffic exits between the two buildings. There is already no left turn from the exit. Grealy stated that between 1,300-1,400 vehicles pass by the site in the morning and more in the afternoon. Traffic can back up from the triangle intersection. Grealy stated that this is a slower section of Route 202 already. LaScala was concerned with cars blocking traffic waiting to make left turns into the site. Grealy stated that the applicant is rethinking the parking lot layout to allow more backup space and make the site more efficient. The applicant would like to pave the parking lot, however the NYCDEP will have approval of a stormwater permit and they may require more treatment than can fit on the site. Grealy stated it is possible to add more space between the rear property line and the parking area for screening if required. Typical turning radii for a fire ladder truck was added to the plan. The applicant will meet with the fire department to make sure the specs for the exact vehicle are used. Grealy stated that angled parking is not as efficient, but does give more maneuvering room for vehicles. The traffic circulation is one-way already so angled parking makes sense. The ladder truck shown could enter the site through the church entrance if a few parking spaces were eliminated from the church parking lot. The ladder truck is also able to enter the site through the exit. The ladder truck would need to make multiple maneuvers or move cars if cars were actually parked in all of the spaces in order to turn around and exit the property. Again, the access needs to be discussed with the fire department.

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Fon asked if the building is fully sprinklered. Yes, the building is proposed to be fully sprinklered. Tegeder asked if having emergency vehicles also able to use the preschool entrance would help. Grealy stated that this may not work even if the retaining wall/extended curb was rated for the vehicle, only because of the narrowness of this entrance. Tegeder suggested widening this entrance drive and can improve the extended curb. Tegeder recommended leaving the parking along the northern property line where it is to allow for more turning radii around the corner of the building. The Board asked how many parking spaces are lost with the angled parking. Grealy stated that six parking spaces would be lost.

Fon asked about an event management parking plan. Grealy stated the applicant will formalize the event management plan they already use. The existing access easement with the church considers the shared driveways and shared parking.

Fon summarized that the applicant needs to work on: fire access, stormwater, and a written summary of the presentation on the classrooms. The Board requested the floor plan be submitted with labels showing the number of students and teachers to each room.

The Board requested Grealy include the 36 residential apartments proposed on the Weyant property be included to access the cumulative effect of the traffic.

Dineen submitted a matrix indicating the operating hours and how many students enter and exit the site.

**Upon a motion by Tripodi, seconded by Savoca, and with all those present voting aye, the Board voted to close the meeting at 8:15 pm.**