

Planning Board Minutes November 6, 2017

A meeting of the Planning Board, Town of Yorktown, was held on November 6, 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
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.

Courtesy of the Floor:

Correspondence: The Board reviewed the correspondence. Several letters were received from neighbors of the Sandvoss Subdivision. The applicant has been asked to submit a hard look at the environmental impacts of the proposed subdivision for the application.

Meeting Minutes: Upon a motion by LaScala, seconded by Tripodi and with all those present voting aye, the October 16, 2017 Meeting Minutes were approved with changes noted on the Chair's copy.

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board moved into the work session.

WORK SESSION

Village Traditions

SBL: 15.16-1-32

Discussion Amended Site Plan

Location: 1821 East Main Street

Contact: Timothy Mallon

Description: Proposed to construct a 3,300 sf building for offices with an apartment on the upstairs level.

Tim Mallon was present. The Board reviewed the Planning Department's memo dated October 26, 2017. The applicant needs to submit a full package of drawings including the landscaping, lighting, and show dimensions of setbacks and the width of the drive-thru on the existing building. The applicant will work on revised plans showing these changes.

Unicorn Contracting

SBL: 37.18-2-85

Discussion Site Plan

Location: 355 Kear Street

Contact: Ciarcia Engineering, P.C.

Description: Proposed demolition of the existing restaurant and barn to construct a three story, 40,000 sf building with a mix of retail and office uses. All other existing buildings are proposed to remain.

Savoca recused himself from this item.

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Dan Ciarcia, project engineer, and the applicant, Paul Guillaro, were present. Ciarcia went through the memo from the Planning Department and pointed out the updates on the current plans. Ciarcia presented the proposed plat that will reconfigure the existing lots. Ciarcia stated the filing of this plat should be deemed a “no jurisdiction” subdivision by the Health Department. Streetscape improvements are included along Underhill Avenue. The crosswalk across Underhill Avenue to Town Hall will be restriped. The Kear Street access will be aligned with the shopping center driveway and a crosswalk added across Kear Street. Sheet LS-1 of the plans shows the site sections from Route 118 into the property. Sheet LS-2 of the plans show the site sections from Brookside and from the Courtyard at Underhill.

The applicant will submit a subdivision application to effectuate the signing of the plat. The applicant must also meet with ABACA. Fon asked if the Board had talked about the rooftop mechanical units. Guillaro stated that the design of the building roof hides the mechanical units on all sides of the building.

The Board asked Ciarcia to summarize the required parking and the percentage parking variance requested.

The variance application for the setback on the existing salon building will be heard by the Zoning Board at their December 14th meeting.

The Board scheduled a hearing for the subdivision application on December 4th.

The Board received a letter from the adjacent neighbor, Spadaccia, who asked if landscaping can be fit between the proposed retaining wall and his site parking lot. Ciarcia stated the project landscape architect was working on this.

Stahmer Minor Subdivision

SBL: 59.10-1-10, 12, & 16

Discussion Subdivision

Location: 600 Birdsall Drive

Contact: Insite Engineering, P.C.

Description: Proposed 3-lot subdivision on 10 acres, in the R1-80 zone.

Rich Williams, project engineer, was present. Williams reviewed the history of the application that was originally submitted by Jack Goldstein as a 5 lot subdivision quite a few years ago. Since stormwater regulations have changed since then, Williams said the subdivision is now 3 lots. The disturbance is over the threshold for the NYC DEP and will require their stormwater approval. Savoca asked about the 2007 ZBA variances for no frontage. Williams explained that the original request to the Zoning Board was for three lots on the rear part of the property. One lot with a specific frontage and two lots with no street frontage. The current application eliminates one of the lots with no frontage. Williams will have Capellini write a summary that Blanchard can review and give his opinion to the Board whether the variances still stand. Williams is meeting with the Town Engineer on Thursday to discuss his last few comments. Williams stated that all testing was completed on the site with the Board of Health and the NYC DEP last week.

The Board scheduled a Public Hearing for the December 4th meeting.

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