

**Planning Board Meeting of March 22, 2010**

A regular meeting of the Planning Board, Town of Yorktown, was held on March 22, 2010 at the Yorktown Community and Cultural Center, 1974 Commerce Street. The Chair, David Klaus, opened the meeting at 7:35 with the following members present:

- John Savoca
- Bob Giordano
- Darlene Rivera
- Richard Fon -Alternate Board Member

Absent: John Flynn

Also, present were: John Tegeder, Director of Planning, Robyn Steinberg, Town Planner, and Karen Wagner, attorney to the Planning Board.

Discussion	No discussion took place at this time
Correspondence	.No discussion took place at this time.
Follow-up Correspondence	No discussion took place at this time
Liaison Reports	No reports were submitted at this time
Courtesy of the Floor	Joel Greenberg, of Architectural Visions and Michael Finney, one of the owners of the property, introduced their proposed plans to develop the site of the former Sandbar located at 401 East Main Street in Jefferson Valley, SBL 6.17 - 1 - 44. The proposal calls for a 1800 sf, 2-story, building with retail on the first floor and apartments on the second floor. Based on the rezoning, it will allow retail with apartments above. The Jefferson Valley Market is buying the property and will take over the retail space. Greenberg showed a conceptual design, the proposed elevations (building facing east) and the parking on the side of the building. Greenberg wanted to introduce the project and show what's existing and what's proposed. No one from the Board had any questions.

**Work Session**

**Wagner submitted additions to the minutes. Upon motion by Klaus, seconded by Giordano, and with all those present voting aye, the Board approved the minutes of March 8, 2010.**

**Hudson Valley Islamic Community Center - Amended Site Plan & Special Permit for a Place of Worship**  
**SBL: 15.11-1-17.1**

*Location:* 3680 Lexington Avenue, Mohegan Lake

*Contact:* Albert Capellini & Site Design Consultants

*Description:* Modifications to existing site plan for community center.

Al Capellini, the project attorney, was present. Capellini explained that they were primarily before the Board to set up for a Public Hearing. The Public Informational Hearing took place on December 14, 2009 and all of the Board's questions at that time have been answered. Klaus questioned if the Planning Board issues the Special Use Permit and he was told they do. Wagner

**Planning Board Meeting of March 22, 2010**

asked about banquets. These need to be clarified with the Board. A public hearing was set for April 12th, 2010

**Corner Car Care**  
**SBL: 15.19-1-4**

**Town Board Referral**

*Location:* 1999 East Main Street, Mohegan Lake

*Contact:* Al Capellini

*Description:* Restore new pumps to site and install canopy over them.

Albert Capellini, project attorney, Ciro Interrante, project architect, and Matthew Iacona, son of one of the owners, were present.

Capellini explained this is an application before the Town Board to reinstall the gas pumps and to add a canopy. There is presently a car repair shop in two (2) bays. The turning radius will change. There are four (4) curb cuts. Cars will enter on East Main and exit on Lexington to avoid further curb cuts. Klaus asked if it is possible to go out onto East Main? Anticipate deliveries to go out near the corner of Lexington Avenue. Tegeder asked if it was possible to close one of these curb cuts. Concern that this is a busy intersection. Klaus said it looks like cars will be stacked on East Main. If they turn out onto East Main, it creates a problem. Giordano wants to see the actual sections of the adjacent properties. Tegeder asked applicant to map out state right-of-way and this will show actual property line. Show entire intersection on aerial or on map. Tegeder feels the canopy is almost on the right-of-way. Town Board variance required for these requirements. Parking should also be shown on the site plan. A site lighting plan is to be submitted. Steinberg stated, as per Zoning Code, #300-46 M, the maximum permitted illumination at the property line is one footcandle at ground level. Tegeder feels closing northern curb cut on Lexington Avenue may give you a few more parking spaces. Keep the one by the intersection. Giordano asked how many cars can you handle, gasing up and waiting. Applicant replied three (3) cars to two (2) gas pumps. Investigate moving back of Lexington Avenue entrance. Presently, it exceeds the limit, 37' opening where 35' is allowed. Suggest move curb or apply for a variance. Dumpster enclosure is to be shown on site plans. Memo to Town Board by March 31, 2010.

**Fusco Minor Subdivision**  
**SBL: 16.14-1-10**

**Minor Subdivision**

*Location:* 3477 Stony Street, Mohegan Lake

*Contact:* Dan Ciarcia, P.E.

*Description:* Proposed to subdivision 2.720 acres into a 2-lot subdivision

Daniel Ciarcia, project architect, and Nicholas and Laura Fusco, the owners, were present.

Ciarcia said this was a first time application. The property is located on Stoney Street adjacent to a subdivision that was previously approved about 9 years ago. Proposing to make two building lots, and at some point, to build a house on the second lot. There is public water and sewers. Asked if there are stormwater plans? Not at this time. The proposed driveway is in excess of 10%. Town Board will look at driveway variance. Tegeder asked if he can rework the driveway to show 12% alternate. Ciarcia said it could be a 12% driveway. Klaus asked if he could change

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**Board Meeting of March 22, 2010**

the driveway and Ciarcia said it would be too windy. Klaus suggested a turning area. Ciarcia said he would prefer moving the location of the house. Ciarcia said move the house forward and give me backyard and side yard. Klaus said it looks like the house is far back and needs more grading. Move house and less grading required. As is, driveway is very close to house. Klaus noted the Conservation Board hasn't done a site visit yet. Planning Board supports a 12% grade. Ciarcia could move garage but then it takes away from the lot. Fon questioned considering a common drive. Ciarcia didn't want to get into that so they don't have to back out. Fon suggested bench back driveway curve to allow for a better clearance from the top of the driveway down to the bottom. The driveway is 425 ft. in length. Ciarcia will take Fon's suggestion into consideration. Ciarcia said this is just an initial presentation.

**Upon motion by Giordano and seconded by Savoca, and with all those present voting aye, the meeting was adjourned at 8:25 p.m.**