

Planning Board Meeting October 15, 2012

A regular meeting of the Planning Board, Town of Yorktown, was held on October 15, 2012, at the Yorktown Community & Cultural Center, Senior Nutrition Center, 1974 Commerce St. Yorktown Heights, NY 10598. The Chair, Rich Fon, opened the meeting at 7:35P.M. with the following members present:

John Flynn
John Savoca
Ann Kutter
Darlene Rivera
John Kincart

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

Discussion	No discussion took place at this time.
Correspondence	the Board reviewed correspondence including: Faith Bible Church, Lake Osceola Realty, and Crompond Crossing
Liaison Reports	No reports were submitted at this time.

Minutes: September 24, 2012

Upon motion by Kutter, seconded by Savoca, and with all those present voting aye, the Board approved the minutes of September 24, 2012.

REGULAR SESSION

Kiederer

Request for Reapproval

SBL: 27.14-2-4

Location: 362 Granite Springs Road

Contact: Ciarcia Engineering

Description: A 2 lot subdivision approved by Resolution #05-21 dated September 12, 2005.

Dan Ciarcia, project engineer, was present with the applicant Ciarcia stated the applicant is still working with the Health Dept. Ciarcia explained that reapproval is necessary to complete work. Tegeder asked the applicant take a hard look at SEQRA. What ramifications have changes to the laws had on this application. Ciarcia stated he would meet with the Planning Department and will return for the Oct 29, 2012 meeting.

Motion Kincart Savoca.

Costco Wholesale

Public Hearing Draft EIS & Site Plan

SBL: 26.18-1-19

Location: 3200 Crompond Road

Contact: Retail Store Construction Co, Inc c/o Breslin Realty Development

Description: Application to construct a 151,092 SF Costco Wholesale Club retail store and club member available filling station.

Planning Board Meeting October 15, 2012

Kutter and Wagner recuse themselves from this public hearing. Lisa Hockman, Planning Board attorney for the Costco project, joined the Planning Board. Fon explained that the Planning Board is the lead agency for this project. The purpose of SEQRA is to review environmental impacts, and the mitigation for these impacts. As lead agency, the Planning Board must also look at alternatives. Fon stated on Sept. 13, 2010 the Planning Board issued a positive declaration which required the applicant to prepare an Environmental Impact Statement. On Nov. 8, 2010 a public scoping session was held and on Dec. 13, 2010 the final scope was adopted. On Sept 22, 2012 the DEIS was accepted as adequate. Fon stated each person or organization will have an opportunity to be heard. All written comments can be submitted tonight or send to the Planning Department.

Present were: Al Capellini, project attorney, Nick Panayotou, project engineer, TRC engineering, Phil Grealy traffic engineer, Collins Engineering, Vincent Ferrandino, Ferrandino and Associates, and Eric Braum, Costco Representative. Capellini stated response to questions will become part of the FEIS. Capellini stated the site is 18 acres along the premium commercial corridor zoned C-3, and has frontage along Route 202. The Comprehensive plan called for a commercial redo of this area, but this was not the area for a village. This area has strategic value as it has regional importance which needed a regional draw for commercial success. Panayotou gave a power point presentation of Costco. Panayotou stated the most important factor is that the about 10-acres of the land is already disturbed, with 3-acres of impervious surface. Additionally, Ecoscience discovered several hazardous conditions on the site. On the site was a 9/10 acre wetland and an isolated wetland in the northeast corner of the site, The proposed building is sited as far north and far east as possible, providing ample room for the 610 parking spaces and a loading area is proposed in the rear. Seven and one-half acres will remain green or vegetated green. Demolish will occur quickly and any hazardous conditions will be removed. Buffering will fully vegetate the area and motorists will not see this building from the Taconic Parkway. With regard to stormwater, currently there is no management of stormwater. The proposed project is going to be the first up to date stormwater management system to meet DEC and DEP criteria. The proposal includes infiltration filters, and a maintenance program. For sewerage the applicant will need to form District 20, and request districts 17 and 20 become part of the County Peekskill sewer district. The applicant has also conducted air quality, and noise studies.

Grealy stated our role was to look at traffic, identify issues and make recommendations. The applicant knew that traffic improvements would be needed. Our study included more than 14 intersections in this area. The Sustainable Development Study pointed out our problems, now, however, it was time to find solutions. DOT improvements include road work from Staples Plaza going west. As Costco started developing plans from Strang Blvd., DOT expanded their project. DOT will not take care of the cues at the Taconic ramps, but this will benefit from Costco improvements. Currently there are existing bus stops, which are very dangerous. We are building rest stops for the travelers. We estimate 250-500 trips in and out will be generated by Costco, but traffic will disperse. Additionally, there will be 5-10 tractor trailers per day.

Planning Board Meeting October 15, 2012

Ferrandino stated Costco is allowed in the C-3 zone and market studies indicate a 150,000 sf. store, could it be supported. Crompond. There is sufficient market share and would not cause blight in the area. When one analyses the spending potential, one finds approximately 63.5 million dollars leaking out of this five-mile area. During the construction phase the project will create approximately 350 temporary jobs, and after construction 200 permanent jobs. Taxes equated to approximately \$92,000 to the Town and \$613,000 to the school district.

Bran stated Costco is one of the best employers in the country. Costco has 152,000 employees 90% of which are eligible for benefits.

Fon opened the meeting to the public. 60 people signed up to speak. Of the 60, 26 spoke. The list of speakers is included with these minutes. Additionally, a transcript of this meeting "Public Hearing of Draft EIS and Site Plan for the Applicant Costco Wholesale Retailer was taken by Carbone & Associates., and is available along with all public records.

Autoparts International

Public Hearing Special Permit

SBL: 36.6-2-76

Location: 3333 Crompond Road

Contact: Romano Architects

Description: Request for a Special Use Permit to permit warehousing in the C-1 zone.

Tony Romano was present with the applicant's representative. Romano stated this is an application for a warehouse in a C-1 zone. It is about 6,000sf space of warehouse space, formerly used by Best Plumbing. Flynn asked if he Planning Dept. had received any complaints about this vendor at their operation on Front Street. Tegeder and Steinberg replied that no complaints were ever received. Fon opened the meeting to the public, no one came forward. Kincart asked the extent of the retail operation. The applicant's representative stated that it was very limited.

Upon motion by Kincart, seconded by Flynn, and with all those present voting aye, the Board closed the public hearing.

Tegeder requested the applicant locate the 8 spaces as Conservation spaces on the plan.

Upon motion by Rivera, seconded by Kincart, and with all those present voting aye, the Board approved a special permit for 5-years.

Upon motion by Kutter, seconded by Savoca, and with all those present voting aye, the meeting was adjourned at 11:20pm.