

Planning Board Minutes January 22, 2018

A meeting of the Planning Board, Town of Yorktown, was held on January 22, 2018, 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; Kristen Wilson, Planning Board Counsel.

Correspondence:

Minutes:

Upon a motion by LaScala, seconded by Tripodi, with Kincart abstaining because he was not present at that meeting, and with all others present voting aye, the Board approved the January 8, 2018 meeting minutes.

WORK SESSION

Alampur Professional Office

SBL: 70.13-1-26

Zoning Board Referral

Location: 804 Syska Road

Contact: David A. Barbuti, RA

Description: Request for a Special Permit to construct a professional office in a residence pursuant to Section 300-76.

Dave Barbuti, project architect, was present. Barbuti stated that he developed a more accurate site plan based on the survey. Barbuti revised the plan adding a small hammerhead to accommodate a turnaround which avoids backing up into the road. Tegeder stated that he made a site visit. The property is large and very flat. The driveway is wide and has plenty of room with the hammer head for a turn around. The other issue the Board had been interested in was the potential for landscaping. Tegeder didn't see any impact that one or two additional cars would add. Each property has its own landscaping and therefore Tegeder didn't see a need for additional landscaping. Barbuti stated the driveway is 18-19 feet wide. The Board agreed there were no additional issues and had no objections to the special permit. A memo will be sent to the Zoning Board.

Anderson Minor Subdivision

SBL: 58.09-1-20

Discussion Subdivision

Location: 1695 Croton Lake Road

Contact: Ciarcia Engineering

Description: Proposed 2-lot subdivision of 15.72 acres in the R1-80 zone, where one residence currently exists.

Dan Ciarcia, project engineer, was present along with the applicants. Ciarcia stated that the Andersons currently reside on the property that is almost 16 acres. They would like to downsize by subdividing the property and building a smaller residence for themselves. Then they would sell the original home. Ciarcia

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stated the property is adjacent to the reservoir and a reservoir stem. Ciarcia showed the submitted plan that is zoning compliant however he also submitted an alternate plan that he feels is a better location for the house. This plan does encroach on the zoning setbacks. The driveway crossing will need a wetland permit. The wetlands are created by runoff from Bridge Pointe Lane and Route 129. The driveway would need to cross the wetland and come out directly opposite Bridge Pointe Lane. The proposed home is 2,100-2,200 square feet and three bedrooms. The existing home has a tennis house/cottage also on the property. Both built in 1930. Kincart suggested changing the yards on the proposed home so that a variance is not required. The Planning Department will refer the plan to the Building Inspector to consider. The existing driveway has an easement to go over the adjacent property. Ciarcia stated the proposed driveway has a 12% grade for approximately 250 feet. The entire driveway is approximately 650 feet long. The driveway will not be paved because of its proximity to the reservoir stem. Tegeder recommended the Board make a site visit and asked Ciarcia to stake the driveway location.

2040 Greenwood Street

SBL: 37.15-1-38

Discussion Site Plan

Location: 2040 Greenwood Street

Contact: Site Design Consultants

Description: Proposed 1 1/2 story commercial building and associated parking on 5.71 acres in the C-4 and R1-40 zones.

Joseph Riina, project engineer, and Brian Cipriani, representing the applicant, were present. Riina stated that he prepared an alternate plan with the building rotated. The building is further from the wetlands and more parallel to Greenwood Street. The proposed gravel area was reduced. Tripodi asked if the building was going to be rotated 90 degrees. Riina responded that the owner did not have an objection to that orientation, but that would put the building against the side yard with Hartel's, which the neighbor didn't seem to be in favor of after his experience with the property on the other side of him. Also, then the parking would be viewable by the neighborhood. Riina stated the owner has no issue completely screening the building because visibility is not a concern. The Board preferred the rotated building shown on the alternate plan. Riina stated the building would most likely be a metal frame building. Tegeder asked Riina to take photos before spring so the Board can understand the visibility of the site in a leaf off condition. Riina will stake the front corners of the building. The Board members will drive by the site to take a look at the stakes.

Gallinelli Minor Subdivision

SBL: 27.13-1-49

Discussion Subdivision

Location: 2777 Quinlan Street

Contact: Site Design Consultants

Description: Proposed 2-lot subdivision on 1.48 acres in the R1-20 zone.

Joseph Riina, project engineer, was present. Riina stated that the existing home abandoned its rights to the sewer when the easement was given to the neighbor. So the subject property can't be connected through the easement or through the parkland. The proposed sewer extension in Quinlan Street is approximately 300 feet. The Board discussed the proposed driveway alternatives. Riina stated the applicant does not prefer the shared driveway plan. Tripodi preferred the shared option because in his opinion there are a lot

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of driveways on Quinlan Street. After discussion, the Board preferred the shared driveway option. The Board scheduled a Public Hearing for the February 12th meeting.

Prestige Renovations Minor Subdivision

SBL: 16.10-4-8

Discussion Subdivision

Location: 3511 Buckhorn Street

Contact: Site Design Consultants

Description: Proposed 2-lot subdivision on 0.95 acres in the R1-20 zone to be served by public sewer and water.

Fon recused himself from this item.

Joseph Riina, project engineer, was present. Riina stated that since the last meeting, he flipped the northern home to put the driveway on the north side of the house and pulled the southern home closer to the street in order to respond to comments. The homes are not in the wetland buffer or the flood plain. Tegeder asked for more detail on the back yards and possibly a conservation easement with some type of monuments to delineate the area. Tegeder recommended that if any clearing is warranted for a better backyard, it should be done now as part of the subdivision. Kincart suggested the Board may restrict any in-ground improvements beyond a certain point. The Board scheduled a Public Informational Hearing for the February 12th meeting. The Board will make a site visit.

Fiore Minor Subdivision

SBL: 26.15-1-69

Discussion Subdivision

Location: 2797 Carr Court

Contact: Site Design Consultants

Description: Proposed 2-lot subdivision on 1.13 acres in the R1-20 zone to be served by public sewer and water, where one residence currently exists.

Joseph Riina, project engineer, and Mr. Fiore were present. In 2008, in mitigation of tree cutting, stormwater was required and infiltrators were installed that take town runoff from the road. There are no formal easements. The sewer connections is through the rear of the properties. Riina stated that some of the existing retaining walls will be removed, some will remain, and some will be added. The proposed lot complies with all bulk regulations. The engineering department is supposed to locate the sewer on the property. Steinberg stated the original plat showed two lots on this property. Kincart recalled the lots were joined. Fiore stated he thought the original lot line was in the middle of the existing home. The existing home was built in 1968. Fon requested a cross section through the proposed home. Riina stated the proposed driveway is off the existing driveway in order to gain 4 feet in grade. If the driveway comes off the cul-de-sac, and complies with code, it raises the home 4 feet. Tegeder asked Riina to study if a steeper driveway off the cul-de-sac would work better. Tegeder requested a site section through the existing home as well.

Fieldhome Expansion

SBL: 35.12-1-2, 3, & 4

Discussion Lot Line Adjustment

Location: 2300 Catherine Street

Contact: Site Design Consultants

Description: Proposed lot line adjustments to properties within the Fieldhome Expansion site plan approved by Resolution #12-08 on April 9, 2012.

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Joseph Riina, project engineer, was present. Riina stated that in 2015 the applicant presented a lot line adjustment to separate the Holy Comforter nursing facility from the Field Hall. As part of this process, many easements would be needed for all the utilities to allow future development of the approved continuum of care facility. Since then, the future development fell apart, and now the Field Home has found a buyer for the Holy Comforter, but they don't want to be restricted by all the easements. The new arrangement only has a common easement for the existing driveways. This will also no longer be a lot line adjustment, but a formal subdivision. If the additional development ever comes to be, the site plan will have to be revisited. The Board asked about the sales office. Riina stated that the Fieldhome owns the modular office and therefore kept renewing the temporary building. It has to be relocated.

Upon a motion by Savoca, seconded by Kincart, and with all those present voting aye, the Board voted to close the meeting at 8:30 pm.