

Planning Board Minutes February 12, 2018

A meeting of the Planning Board, Town of Yorktown, was held on February 12, 2018, at the Yorktown Town Hall Board Room, 363 Underhill Avenue, Yorktown Heights, NY 10598. The Chair, Richard Fon, opened the meeting at 7:00 pm with the following members present:

John Savoca
John Kincart
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.

Correspondence: The Board received correspondence associated with agenda items.

Meeting Minutes:

Upon a motion by LaScala, seconded by Kincart, and with all those present voting aye, the January 22, 2018 Meeting Minutes were approved.

REGULAR SESSION

Fieldstone Manor Major Subdivision

SBL: 15.11-1-17

First 90 Day Time Extension

Location: Strawberry Road

Contact: Albert A. Capellini, Esq.

Description: A 21-lot cluster subdivision on 22.94 acres in the R1-20 zone that received Final Subdivision Plat Approval by Resolution #16-16 on August 8, 2016.

Joseph Riina, project engineer, was present. Riina stated that the applicant is still working on obtaining the fees and bonds that are required to file the plat.

Upon a motion by Savoca, seconded by LaScala, Kincart abstained, with Fon, Savoca, LaScala, and Garrigan voting aye, the Board approved a First 90 Day Time Extension for the Fieldstone Manor Major Subdivision.

Stahmer Minor Subdivision

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

Decision Statement

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 explained that he submitted a letter to the Board today responding to comments received from outside agencies and the public hearing. Of all the comments received, only three required plan changes. One was for the neighbor that requested screening along Lot 1 at the hearing. The second was to add temporary seed mix to be used during construction and this was added to the Erosion Control Plan. And third, was to review the seed mixes proposed to make sure that there was no non-native seeds in the grass seed mixes. In

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Williams' opinion, the comments were minor and easily addressed. The Board wanted to review all the comment letters received before moving forward with the subdivision. Fon asked if Williams had reviewed the draft resolution prepared by the planning Department. Williams had reviewed the resolution and had a question about the bonding required to file the subdivision plat. Mr. Stahmer is not going to develop the lots. He may sell them or leave them to his children, therefore it does not make sense to the applicant to post one bond ahead of time for all three lots. The Board stated they would consider the request at the next work session.

Prestige Renovations Minor Subdivision

SBL: 16.10-4-8

Public Informational Hearing

Location: 3511 Buckhorn Street

Contact: Site Design Consultants

Description: Proposed 2-lot subdivision on 0.95 acres in the R1-20 zone.

Fon recused himself from this item.

Upon a motion by Kincart, seconded by Garrigan, and with all those present voting in favor, the Board opened a Public Informational Hearing for the Prestige Renovations Minor Subdivision.

Joseph Riina, project engineer, and Anthony Verrino, the applicant, were present. Riina stated the parcel is located at the end of Buckhorn Street. An abandoned structure on the property was recently removed. The parcel is approximately 2.3 acres in size and in the R1-20 zone. There are wetland and flood plain boundaries on the property, however no development is proposed inside these boundaries. The proposal is for a 2 lot subdivision. The proposed lots conform to the zoning code and no variances are being requested. The lot to the north will use the existing driveway cut. Riina stated that based on discussion with the Board at the last meeting there was the desire to connect two Town owned parcels along the back portion of the property. So the applicant is proposing to donate approximately 11,000 square feet along the back of the property as the recreation parcel. The applicant will also delineate a monumented conservation easement. Creating a line from where the property jogs out, that is perpendicular to the southern property line is the natural delineation for this area. Riina stated having the line here leaves adequate back yard space for both proposed lots. The site is served by public water and sewer.

Susan Siegel

Siegel asked who from the Town would be confirming the wetlands. Tegeder stated that the Engineering Department has a wetland consultant that can be used to verify wetlands. This will be done for this property.

The Board discussed the vacant land to the north. Kincart asked if the Town owned this property. Steinberg stated that the property is owned by a mortgage company and not the Town.

Upon a motion by LaScala, seconded by Garrigan, and with all those present voting in favor, the Board closed the Public Informational Hearing.

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Gallinelli Minor Subdivision

SBL: 27.13-1-49

Public Hearing

Location: 2777 Quinlan Street

Contact: Site Design Consultants

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

Upon a motion by Kincart, seconded by LaScala, and with all those present in favor, the Board opened a Public Hearing for the Gallinelli Subdivision.

Joseph Riina, project engineer, was present. Riina stated the parcel is 0.94 acres in the R1-20 zone near the corner of Quinlan and Ogden Drive. The rear of the property is buffered by town land that fronts on Ogden Drive. There is an existing residence on the property that will be razed as part of the development. Most of the site is currently open maintained lawn area. The proposal is to subdivide the property into two lots. Both lots comply with the zoning code and no variances are requested. The Board discussed the driveway options and the Board preferred a shared driveway. To accommodate this, Riina designed an extra wide curb cut with a small island in between the two driveways near the center of the property. This will require an easement on one lot for the other because an existing catch basin pushes the driveway more on the southern lot. Riina stated the proposal is to extend the public sewer main up Quinlan Street. The sewer line will be an 8 inch sewer main built to town standards and dedicated to the town so it will become a town main and available to additional homes to connect. The residences will be connected to the water main in Quinlan Street. All utilities will be underground. Riina stated he prepared a profile of the sewer line. The line is approximately 300 feet with a slope of about 8%, which is typical. LaScala asked if the existing home will be demolished. Riina stated yes, it will be demolished. LaScala asked if the existing home was connected to the sewer. Kincart stated that it was, but that connection was sold with the adjacent lot to the north. Riina stated that there is a sewer easement for the adjacent lot to the north, but this development is not able to connect through that easement. No one from the public came forward to comment on the project.

Upon a motion by Kincart, seconded by Savoca, and with all those present in favor, the Board closed the Public Hearing leaving a public written comment period of five days.

Susan Siegel asked if the Planning Board will keep the microphones on for the work sessions. Fon stated the Board will discuss it with the Supervisor.

WORK SESSION

Fiore Subdivision 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. There is currently one residential lot and the proposed residential lot will be served by Town water and sewer.

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Joseph Riina, project engineer, and Mr. Fiore, the applicant, were present. Riina stated that he did look at the separate driveway and it raises the house 2 feet. Riina showed the cross sections of the existing home and proposed driveway options. Kincart asked if the driveway can swing more to the left and come across the front yard of the house. Riina agreed this may help with the grade. The Board scheduled a Public Informational Hearing for the March 12th meeting.

Zoning Board of Appeals Referral – Harwood Place, LLC

SBL: 37.19-1-69

Discussion Zoning Variances

Location: 200 Harwood Place

Contact: Site Design Consultants

Description: Applicant has requested variances to legalize the subject property in the R-3 zone.

Joseph Riina stated the property was rezoned to R-3 and there are nine variances required to comply with the R-3 zone. Riina stated the plan complies with all Building Department requirements. The Board had no additional concerns from when they reviewed the property as a rezone referral. The Planning Department will send a memo to the Zoning Board.

Town Board Referral –Shell Gas Station

SBL: 36.06-1-25

Discussion Special Use Permit

Contact: Lewis C. Roane, AIA

Location: 3451 Crompond Road

Description: Applicant has requested to renovate and expand the existing Gulf convenience store and gas station, to expand the gas pump count from three pumps to six pumps, and to add a canopy over the pump area.

Lewis Roane, project architect, was present. Roane stated the proposal is to redevelop the existing gas station. The impervious surface will be reduced by adding grass next to the building on each side along Old Crompond Road. Savoca asked if the repairs would still be on site. Roane stated yes, the applicant signed a lease with a repair shop. Roane just found this out however, so the drawings do not reflect that. Roane will show the overhead doors on revised plans. Fon asked if the UHaul use would continue. Roane stated it would not continue. The applicant is proposing to increase the number of pumps from 3 to 6, which means 12 dispensing stations (one on each side of each pump).

Tegeder stated the applicant should obtain a survey that shows all property lines and dimensions to them labeled clearly. Truck turning radii should be shown for fuel deliveries. Tegeder recommended the treatment of the rear property line should be improved with a new fence. Roane stated that this was discussed with the Town Board and a new fence will be proposed. A landscape plan is also proposed.

The Board requested the additional materials to be submitted for review at the next work session. The Board requested the Planning department send a memo to the Town Board requesting more time for review of the application.

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Town Board Referral – CPD Energy Corp (Mobil Gas Station)

SBL: 37.14-2-51

Discussion Special Use Permit

Contact: MAP Architecture

Location: 2035 Saw Mill River Road

Description: Applicant has requested to demolish the existing 1,000 sf convenience store and to construct a 3,000 sf convenience store.

No one was present for this application so it was not discussed.

Town Board Referral - Jefferson Village Wetland Permits

SBL: 17.13-2-2 & 3, 17.09-1-67 through 75, & 17.05-1-14

Discussion Wetland Permits

Contact: Kellard Sessions Consulting

Location: 3480 Hill Boulevard

Description: Applicant has requested to perform the maintenance of streams, ponds, and drainage culverts in the Jefferson Village Community.

No one was present for this application. Tegeder summarized the application. Jefferson Village is seeking a new general wetland permit to continue to maintain their drainage. The Board had no planning objections.

Upon a motion by Kincart, seconded by Garrigan, and with all those present voting aye, the Board voted to close the meeting at 8:08 pm.