

**PLANNING BOARD  
TOWN OF YORKTOWN**

**RESOLUTION APPROVING  
RESIDENTIAL SITE PLAN TREE, WETLAND,  
AND STORMWATER POLLUTION PREVENTION PLAN  
FOR FIELDHOME REALIGNMENT & REPOSITIONING**

**RESOLUTION NUMBER:**

**DATE:**

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, and unanimously voted in favor by Fon, Flynn, Savoca, Rivera, and Kincart the following resolution was adopted:

WHEREAS in accordance with the Planning Board's Land Development Regulations adopted February 13, 1969 and as last revised July 1, 1999, a formal application for the approval of a site plan titled "Fieldhome Realignment & Repositioning," Section 35.12 Block 1 Lot 2&3 ("the Property"), prepared by SWBR Architects, AG Architecture, Westwood Professional Services, Inc., and Site Design Consultants, dated July 27, 2011 ("the Site Plan"), was submitted to the Planning Board on behalf of Fieldhome - Holy Comforter (hereinafter referred to as "the Applicant") and the applicant has represented to this board that they are the lawful owners of the land within said site plan; and

WHEREAS an application fee of \$92,586.00 for 106 units (102 independent living units and 4 skilled nursing units) on 30.5 acres in the RSP-3 zone has been partially received by this board; and

WHEREAS pursuant to SEQRA:

1. The action has been identified as an Unlisted action.
2. The Planning Board has been declared lead agency on <DATE>.
3. A negative declaration has been adopted on <DATE> on the basis of a Full EAF and EAF Addendum dated December 20, 2011.

WHEREAS the applicant has submitted as part of his application the following maps and documents:

1. A map, titled "Conceptual Site Plan," prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
2. A drawing, titled "Independent Living Floor Plans by Level," prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
3. A drawing, 6 sheets, titled "Conceptual Independent Living Elevation," prepared by SWBR Architects and AG Architecture, dated July 27, 2011;

4. A drawing, titled “Commons,” prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
5. A drawing, 2 sheets, titled “Commons Conceptual Elevations,” prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
6. A drawing, titled “SNF First Floor,” prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
7. A drawing, titled “SNF Second Floor,” prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
8. A drawing, 4 sheets, titled “Skilled Nursing Conceptual Elevations,” prepared by SWBR Architects and AG Architecture, dated July 27, 2011;
9. A cover sheet, Sheet 1 of 20, titled “Construction Plans for Sanitary Sewer, Water Main, Storm Sewer and Streets for Fieldhome Realignment & Repositioning,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
10. A map, Sheet 2 of 20, titled “Existing Utility Plan,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
11. A map, Sheet 3 of 20, titled “Demolition Plan,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
12. A map, Sheet 4 of 20, titled “Dimension Control Plan,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
13. A map, Sheet 5 of 20, titled “Grading Plan,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
14. A drawing, Sheet 6 of 20, titled “Paving & Storm Sewer Profiles,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
15. A drawing, Sheet 7 of 20, titled “Paving & Storm Sewer Profiles,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;

16. A map, Sheet 8 of 20, titled "Water and Sewer Plan," prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
17. A drawing, Sheet 9 of 20, titled "Water and Sewer Profiles," prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
18. A map, Sheet 10 of 20, titled "Storm Sewer Plan," prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
19. A drawing, Sheet 11 of 20, titled "Storm Sewer Profiles Line 1, Line 1A, Line 2B and Line 3," prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
20. A drawing, Sheet 12 of 20, titled "Storm Sewer Profiles Line 2A and Line 2B," prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
21. A map, Sheet 13 of 20, titled "Erosion & Sediment Control Plan," prepared by Site Design Consultants, dated July 27, 2011, and last revised December 20, 2011;
22. A drawing, Sheet 14 of 20, titled "Erosion & Sediment Control Notes & Details," prepared by Site Design Consultants, dated December 15, 2011, and last revised December 20, 2011;
23. A drawing, Sheet 15 of 20, titled "Erosion & Sediment Control Details," prepared by Site Design Consultants, dated December 15, 2011, and last revised December 20, 2011;
24. A map, Sheet 16 of 20, titled "Stormwater Management Plan," prepared by Site Design Consultants, dated July 27, 2011, and last revised December 20, 2011;
25. A drawing, Sheet 17 of 20, titled "Stormwater Management Details," prepared by Site Design Consultants, dated December 15, 2011, and last revised December 20, 2011;
26. A drawing, Sheet 18 of 20, titled "Stormwater Management Details," prepared by Site Design Consultants, dated December 15, 2011, and last revised December 20, 2011;
27. A map, Sheet 19 of 20, titled "Fire Access Exhibit," prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised February 28, 2012;

28. A drawing, titled Fieldhome Realignment & Repositioning: Type of Construction,” prepared by SWBR Architects and AG Architecture, dated March 5, 2012;
29. A survey, Sheet 20 of 20, titled “Field Home - Catherine Field Home Campus Final Survey,” prepared by WSP - Sells Transportation & Infrastructure, dated February 3, 2011, with no revisions;
30. A drawing, Sheet D1, titled “Paving, Site and Sidewalk Details,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
31. A drawing, Sheet D2, titled “Utility Details,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
32. A drawing, Sheet D3, titled “Storm Drainage Details,” prepared by Westwood Professional Services, Inc., dated November 4, 2011, and last revised December 20, 2011;
33. A map, Sheet L1 of 4, titled “Overall Landscape Plan,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised March 8, 2012;
34. A map, Sheet L2 of 4, titled “North Landscape Plan,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised March 8, 2012;
35. A map, Sheet L3 of 4, titled “South Landscape Plan,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised March 8, 2012;
36. A drawing, Sheet L4 of 4, titled “Landscape Details,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised March 8, 2012;
37. A map, Sheet T1 of 5, titled “North Tree Preservation Plan,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised February 14, 2012;
38. A map, Sheet T2 of 5, titled “South Tree Preservation Plan,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised February 14, 2012;
39. A drawing, Sheet T3 of 5, titled “Tree Preservation Summary Plan,” prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised February 14, 2012;

40. A drawing, Sheet T4 of 5, titled "Tree Preservation Summary Plan," prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised February 14, 2012;
41. A drawing, Sheet T5 of 5, titled "Tree Preservation Details," prepared by Westwood Professional Services, Inc., dated October 14, 2011, and last revised February 14, 2012;
42. A map, Sheet EG220, titled "Site Electrical Plan," prepared by Westwood Professional Services, Inc., dated February 14, 2012, and last revised February 28, 2012;
43. A map, Sheet EG230, titled "Site Lighting Photometric Plan," prepared by Westwood Professional Services, Inc., dated February 14, 2012, and last revised February 28, 2012;
44. A report, titled "Traffic Impact Study Fieldhome Expansion/Renovation," prepared by John Collins Engineers, P.C., dated July 26, 2011;
45. A letter dated February 3, 2012 from Phil J. Grealy, Ph.D., P.E. of John Collins Engineers, P.C. to Bryan P. Powell, P.E. providing responses to comments from the Planning Board meeting on January 9, 2012;
46. A report, titled "Stormwater Pollution Prevention Plan prepared for Fieldhome - Holy Comforter," prepared by Site Design Consultants, dated December 2011;
47. A report, titled "Overview of Market Analysis," prepared by Greystone, submitted February 29, 2012;
48. A drawing, titled "Soccer Field Slope Section," prepared by Westwood Professional Services, Inc., dated February 29, 2012;
49. A map, titled "Disturbance of Existing Steep Slopes Exhibit, prepared by Westwood Professional Services, Inc., dated February 29, 2012;
50. A Wetland Permit and Stormwater Pollution Prevention Plan Application #WP-FSWPPP-054-11 and Wetlands Application Addendum prepared by WSP-Sells Transportation & Infrastructure dated February 27, 2012;
51. Fieldhome Project Narrative dated December 22, 2011 and last revised January 22, 2012;

WHEREAS building materials and colors have been approved by the Advisory Board on Architecture & Community Appearance (ABACA) and are the following:

The exterior of the senior living apartment will be a mix of cultured stone with field stone colors of cobblestone, navajo beige, and sandstone beige with arctic white trim. The roofs are to be Tamko Oldes English pewter. The building elevations submitted and reviewed are acceptable to the ABACA.

WHEREAS pursuant to Town Code Article XIV Age-Oriented Geriatric Community, Section §300-161(A) to (F) Lot and bulk standards, are addressed as follows:

- (A) The Property is 30.5 acres where 25 acres is required.
- (B) The proposed density is 102 independent living units and a 96 bed skilled nursing facility on 30.5 acres.
- (C) For the skilled nursing facility:
  - (1) The total number of skilled nursing facility beds is 96 beds.
  - (2) The maximum building height calculation has been accepted by the Building Inspector.
  - (3)
    - (a) A variance was granted for one side yard as listed below herein. All other setbacks are greater than 150 feet.
    - (b) This site does not abut zones other than residential zones.
    - (c) Buffer plantings are proposed along the frontage of the site as shown on the Landscape Plan listed herein.
  - (4) Required Parking:

Skilled Nursing Facility:	32 parking spaces
Congregate Housing:	86 parking spaces
Daycare Center:	7 parking spaces
Loading Spaces:	3 loading spaces
Staff Parking:	145 parking spaces
	273 parking spaces required

Provided Parking:
    - 231 surface parking spaces
    - 7 surface barrier free parking spaces
    - 39 garage parking spaces
    - 1 garage barrier free parking space
    - 278 parking spaces provided
- (D) See loading spaces listed in C(4) above.
- (E) One sign location is proposed at the south side of the new entrance drive on Catherine Street, adjacent to the Commons Building entrance. A sign permit must be granted by the Building Inspector prior to construction of the sign.
- (F) The occupancy of the building is for residents of the independent living units and skilled nursing facility.

WHEREAS on February 23, 2012 the Town of Yorktown Zoning Board of Appeals granted a variance to allow a garage structure having 2 foot side yard set back and a residential structure

having 59 foot side yard set back where 150 feet is required for structures in the RSP-3 zoning district; and

WHEREAS the existing Field Hall, built circa 1890 and the original structure housing residents, was identified in the Yorktown Comprehensive Plan as an historical resource and further identified its potential eligibility for local landmark status; and

WHEREAS the Field Hall was also identified in the Town of Yorktown Reconnaissance-Level Historic Resource Survey, September 2006 as an important historic resource, of greek revival influenced architecture which is largely intact; and

WHEREAS the Planning Board, pursuant to those documents and the findings therein expressed the desire to preserve the building in whole or in part; and

WHEREAS the applicant revised the preliminary Site Plan to include preservation and reuse of the front portion of the existing Field Hall building as administrative offices and to limit demolition to the rear portion of the building; and

WHEREAS the Applicant offered to eliminate the development rights on a 32.5 acre adjacent parcel known as Tax ID 35.08-1-4 and also owned by the Applicant; and

WHEREAS the Applicant granted a license to the Town of Yorktown on part of the adjacent parcel, known as Tax ID 35.08-1-45, to use and maintain a 90,000 square foot area used for a soccer field as part of the Glassbury Court at Hunterbrook Ridge Residential site plan approval and the site plan approval requested herein does not propose to affect this license agreement; and

WHEREAS the Planning Board has referred this application to the following boards and agencies and has received and considered reports of the following:

<b>Boards &amp; Agencies</b>	<b>Report Date</b>
ABACA	09/17/11, 01/24/12, 03/07/12
Conservation Board	08/19/11, 09/16/11, 01/16/12, 03/09/12
Fire Inspector	08/04/11, 01/20/12
Tree Commission	10/17/11, 03/09/12, 03/22/12
Town Engineer	01/09/12, 03/12/12
Water Department	01/25/12
Wetlands Consultant	01/09/12, 03/10/12
Westchester County Planning Board	No referral required.

WHEREAS the requirements of this Board's Land Development Regulations have been met except as noted below; and

WHEREAS a Public Informational Hearing was held in accordance with §195-39B(1) of the Yorktown Town Code on the said residential site plan, wetland, and stormwater pollution prevention plan permit application at the Town Hall in Yorktown Heights, New York on October 10, 2011; and

WHEREAS having reviewed all current site plans, building plans, environmental plans and reports, comments and reports from Town professional staff, the public, and other interested and involved agencies associated with the application before it; and having conducted a Public Hearing in accordance with §195-39B(2) of the Yorktown Town Code on the said residential site plan, wetland, and stormwater pollution prevention plan permit application commencing and closing on March 12, 2012 at Town Hall in Yorktown Heights, New York; and

THEREFORE BE IT NOW RESOLVED that the application of Fieldhome - Holy Comforter for the approval of a residential site plan titled "Fieldhome Realignment & Repositioning" as prepared by prepared by SWBR Architects, AG Architecture, Westwood Professional Services, Inc., and Site Design Consultants, dated July 27, 2011, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

Modify plans to show:

1. Revise the Tree Preservation Plan to include a note requiring tree tagging of protected trees within 10 feet outside the limit of disturbance and protected trees inside the limit of disturbance as requested by the Town's Tree Conservation Advisory Commission.
2. Remove all references to a Conservation Easement on Tax ID 35.08-1-45 unless this is the determined to be the method to protect the 32.5 acres of land.
3. The proposed sign located on the south side of the new entrance on Catherine Street, adjacent to the Commons Building entrance, must be labeled as a sign on the site plans.
4. \_\_\_\_\_
5. \_\_\_\_\_

Additional requirements prior to signature by the Planning Board Chairman:

1. Submission of fees as per town requirements in the form of separate checks made payable to the Town of Yorktown:

Application Fee (remaining) \$52,586.00  
General Development \$76,320.00

2. Submission of fees and security to the Engineering Department as required by the Town Engineer:

Erosion Control Bond  
Performance Bond  
Inspection Fee

Fees to be determined after Planning Board approval and complete final set of drawings are submitted to the Town Engineer.

3. Provide the mechanism for eliminating the development rights on the 32.5 acre parcel with Tax ID 35.08-1-45 as offered by the Applicant in a form to the satisfaction of the Planning Board and Town Attorney.
4. The Sediment & Erosion Control Plan and Stormwater Pollution Prevention Plan shall be approved by the Town Engineer.
5. Approval of the Stormwater Pollution Prevention Plan by the NYC DEP.

Additional requirements:

6. A sign permit must be obtained for the proposed sign located on the south side of the new entrance on Catherine Street, adjacent to the Commons Building entrance.
7. The Site Plan includes preservation of the front portion of the existing Field Hall building and demolition of the rear portion of the building. The applicant shall submit architectural plans & elevations and a photographic survey of the historic resource known as the Field Hall prior to signing of the site plan by the Planning Board, and prior to any demolition.
8. Applicant must submit final plans including as-built with all improvements in AutoCAD DWG format.
9. Proposed plan must comply with all current applicable ADA standards.
10. Applicant must obtain all necessary permits from outside agencies in order to complete project; and

BE IT FURTHER RESOLVED that any further or subsequent exterior alterations not proposed and approved under this resolution to the historic resource known as the Field

Hall, shall be reviewed by the Planning Board, and no further or subsequent demolition not proposed and approved under this resolution shall be undertaken without review of the Planning Board; and

BE IT FURTHER RESOLVED that the Applicant will retain an independent third-party Environmental Systems Planner, a “Qualified Inspector” as defined by the New York State Department of Environmental Conservation in the SPDES General Permit for Stormwater Discharges from Construction Activity, to supervise and be present during the construction of the erosion control measures, and which Environmental Systems Planner will provide weekly inspection reports regarding the status of erosion control measures to the approval authority via the Environmental Inspector and the Planning Department throughout construction; and

BE IT FURTHER RESOLVED the Applicant must notify the Planning Board in writing stating the name of the Environmental Systems Planner or Firm that will be completing the weekly inspection reports and shall notify the Planning Board in writing if this Planner or Firm changes; and

BE IT FURTHER RESOLVED that for any site disturbance of greater than 5,000 SF the Applicant must comply with New York State DEC Phase II Stormwater Regulations, latest amendment and the Town of Yorktown Stormwater Ordinance Chapter 248 of the Yorktown Town Code; and

BE IT FURTHER RESOLVED Tree, Wetland, and Stormwater Pollution Prevention Plan Permit **#T-WP-FSWPPP-054-11** is hereby approved by this resolution;

BE IT FURTHER RESOLVED that unless a building permit has been issued within 360 days of the date of this resolution, **<DATE>**, this approval will be null and void.