

Meeting of the Town Board, Town of Yorktown held on January 23, 2018 at the Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598.

Present: Ilan D. Gilbert, Supervisor
Alice E. Roker, Deputy Supervisor
Vishnu V. Patel, Councilman
Thomas P. Diana, Councilman
Edward A. Lachterman, Councilman

Also Present: Diana L. Quast, Town Clerk
Michael McDermott, Town Attorney

TOWN BOARD MEETING

Supervisor Ilan Gilbert called the meeting to order.

EXECUTIVE SESSION (Closed Session):

Upon motion made by Councilman Lachterman, seconded by Councilman Patel, the Town Board moved into Executive Session to discuss personnel issues regarding individual employees. Upon motion made by Councilman Lachterman, seconded by Councilman Patel, the Town Board moved out of Executive Session and proceeded with the meeting.

WEYANT PROPERTY – REQUEST FOR A CHANGE OF ZONE FROM R1-20 TO TRANSITIONAL ZONE

Mr. Joseph Riina, engineer for the applicant stated that a presentation was made last year regarding this property and the applicant proposed a plan for 36 apartments that would be located in two buildings. Mr. Riina explained that he has had prepared two alternative site plans for attached townhouses with a total of approximately 20 units. They would be market rate rental units.

Mr. John DeVito, applicant stated that he would like to get an idea from the Town Board to help him make a decision on whether to proceed with this project or not and, if he does proceed, which direction they would be interested in.

Supervisor Ilan Gilbert would like to have public input regarding the proposed plans presented to the neighborhood.

Councilwoman Alice Roker stated there needs to be public input and a mini master plan done of this area. There are proposed plans for the Roma Building and the Mobil Gas Station; having an overall look at the entire area would benefit the Town Board and give residents a chance to be part of the planning process.

Councilman Thomas Diana stated that he preferred the proposed townhouse plan that he feels is more appealing to the existing neighborhood than the two large apartment buildings proposed last year.

Councilman Edward Lachterman stated that ten townhouses would generate more tax rate-ables than a single-family house would and that benefits taxpayers.

Supervisor Ilan Gilbert stated that any decision with regards to this property will have to take into consideration the redevelopment of the Roma building and a mini comprehensive plan should be done and have community involvement.

PROPOSED FOOTHILL STREET SOLAR FARM

Representatives explained their plan to the new board. In response to questions from Councilwoman Roker who wanted to visit one of the firm's existing locations, it was explained that the only completed projects were in Massachusetts and that the company's New York projects were still in the planning or permitted stages.

Mr. McDermott explained that while he had some sample laws regulating solar farms, they were from upstate New York where zoning issues were different. The company's representative said they would make other legislation available to the town. Ms. Roker asked for a video of the Massachusetts facility

2018 COMMUNITY VIDEO PROGRAM

Mrs. Robyn Steinberg, Web Master stated that the Town Board needs to renew the contract with CGI Communications. They helped the Town produce several videos that promote the Town and all it has to offer. The videos are then placed on the Town's webpage. The Town Board decided to place a resolution on the next agenda.

JEFFERSON VILLAGE OWNERS CORPORATION – RENEWAL OF GENERAL MAINTENANCE WETLAND PERMIT

Mr. John Keller, engineer for applicant asked the Town Board to renew the Jefferson Owners Corporation General Maintenance Wetland Permit issued in 2009. This permit allows the Jefferson Owners Corporation to perform routine maintenance work that is needed in their ponds and wetland buffer areas. This is a multi-year permit that will allow Jefferson Owners Corporation to continue work rather than apply each year for the same work to be done throughout the complex. The Town Board agreed to place this on the next Town Board agenda.

MOBIL GAS STATION – 2035 SAW MILL RIVER ROAD – AMENDED SPECIAL USE PERMIT

Mr. Michael Piccirillo, Architect stated that the applicant wants to demolish the existing convenience store and replace it with a new 3,000 square foot store. There is an issue with parking that needs to be worked out and the Planning Director has not reviewed the proposed plans. The Town Engineer Michael Quinn has some concerns with the sewer easement in that area. The Town Board agreed to place this issue on the next Town Board agenda.

GAS STATION – 3451 CROMPOND ROAD – PINNACLE BRANDED, LLC CONVENIENCE STORE – AMENDED SPECIAL USE PERMIT

Mr. Lewis Roane, engineer for applicant gave the Town Board an overview of changes to the gas station site that includes a restoration of the convenience store, a canopy, and expanding the gas pumps. The Town Board agreed to place this issue on the next Town Board agenda.

PROPOSED LOCAL LAW TO AMEND SECTION 168-1 ENTITLED MASTER FEE SCHEDULE

Town Attorney Michael McDermott stated that the Supervisor asked him to prepare proposed legislation amending Chapter 168-1 of the Town Code that would amend the Master Fee Schedule. He explained that the only change would allow the Town Board to change the fee schedule by resolution rather than by local law. The Town Board agreed to place this issue on the next Town Board agenda.

POLICY THAT REQUIRES PROPERTY OWNERS TO HAVE TAXES PAID IN FULL BEFORE AN APPLICATION CAN BE PLACED BEFORE ANY BOARD

Supervisor Gilbert stated that applicants coming before any boards in the Town should have to pay all outstanding taxes before a permit is issued.

Mr. John Tegeder, Director of Planning stated that the Planning Board does make sure this is done before any permits or site plan approvals are finished. There were some concerns with this policy because it would not allow property owners the leeway to get their property ready for sale and they would like to give them some latitude. The Town Board decided not to approve this policy.

EXECUTIVE SESSION

Upon motion made by Councilman Lachterman, seconded by Councilman Diana, the Town Board moved into Executive Session to discuss litigation. Upon motion made by Councilman Lachterman, seconded by Councilwoman Roker, the Town Board moved out of Executive Session and proceeded to adjourn the Town Board meeting.

ADJOURN MEETING

Upon motion made by Councilman Patel, seconded by Councilwoman Roker, the Town Board meeting was adjourned.

DIANA L. QUAST, RMC
TOWN CLERK
TOWN OF YORKTOWN