

Meeting of the Town Board, Town of Yorktown held on March 27, 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
Richard Abbate, Town Attorney

TOWN BOARD MEETING

Supervisor Ilan Gilbert called the meeting to order.

REZONING REQUEST FOR CELESTIAL ROUTE 6 ASSOCIATES II, LLC

Mr. Diego Villareale, JMC Civil Engineers, representing Celestial II, with property located on Route 6 and Mohegan Avenue requested a Change of Zone for the property from Office to C-3 Zoning District. Mr. Vilareale explained that a bank was originally planned for the site but after ten years of trying to develop the vacant lot under the office zoning to no avail the applicant is requesting a rezoning.

Councilman Diana stated that he would support this if a traffic study was done.

Mr. John Tegeder, Planning Director stated that rezoning will cover the moved road entrances to sync intersection.

Councilman Patel stated that all of this will have an impact on the intersection.

Supervisor Gilbert stated that if the applicants want to move forward they should put in a Rezoning Application to the Town Clerk.

Councilwoman Roker stated that when this rezoning was originally done she did not think it made sense. They should request a rezoning.

REZONING REQUEST FOR PURE SALON, 2062 SAW MILL RIVER ROAD

The applicant stated he wants to demolish his building and rebuild it farther back on the property and include five apartments. He would need the following variances: side, front and parking, the proposed building would be three stories high.

Councilman Diana stated that since this is in the same area of the Roma building it should be put into the mini master plan with the Roma Building, Weyant property and the Mobil Gas Station.

Councilwoman Roker asked Planning Director John Tegeder how difficult it would be to add this to the mini master plan.

Mr. Tegeder stated that it does bare scrutiny because 15,000 to 17,000 vehicles travel Route 35 every day.

The Town Board agreed to add this to the mini master plan which is under review for the Roma Building and the Weyant Property.

PROPOSED DEVELOPMENT FOR THE HILL PROPERTY LOCATED ON HILL BOULEVARD

The applicant, Laura Hill stated that this property has been in her family since 1850, it is 19 acres and she would like to propose an apartment complex with 162 units. These would be luxury rentals and would include a clubhouse and recreational facility. The property has been vacant since 1987 and this will provide alternative housing in this area.

Councilwoman Roker stated that this would give the Jefferson Valley community a shot in the arm.

Supervisor Gilbert stated that traffic issues are not likely because it will be addressed in the applicant's plan.

Mr. John Tegeder, Planning Director stated that this is a unique piece of property because it is in between two commercial areas, there is a pedestrian corridor and a retail combination that can be added. He feels that the property should be looked at closely to find the perfect use of the property.

Supervisor Gilbert asked if you would be able to walk to Club Fit.

Ms. Hill stated that there will be a center green through area and clubhouse, we will bring sewers to the area and the property is already in the Peekskill Sanitary Sewer District.

Mr. Ken Belfer stated that this is an area that can hold this type of density.

The Town Board agreed to move forward with this project.

PROPOSED DEVELOPMENT AT 702 SAW MILL RIVER ROAD
THREE APARTMENTS AND SIX GARAGES

Mr. Ted Riccadelli is requesting to build three one-bedroom apartments and six garages on his property.

Mr. John Tegeder, Planning Director stated that the property is zoned Country Commercial and a proposed Local Law should be drafted to include this under Special Use Permitted uses.

REVIEW DRAFT WETLANDS PERMIT DECISION FOR JEFFERSON VILLAGE

The Town Board agreed to place this on the next Town Board agenda.

REVIEW DRAFT OF WETLANDS PERMIT DECISION FOR 1515 JOURNEYS END ROAD

The Town Board agreed to place this on the next Town Board agenda.

REVIEW DRAFT OF AMENDED SPECIAL USE PERMIT DECISION FOR MOBIL GAS STATION

Councilwoman Roker stated that she would like to see the comments from the New York City Department of Environmental Preservation before making a decision on this application. The applicant's architect stated that he had more revisions to make from the comments that have already been received anyway.

Councilman Diana asked if a generator could also be included. He feels that moving forward all gas stations should include generators.

PROPOSAL FROM HOMELAND TOWERS TO PLACE FIVE CELLULAR TOWERS THROUGHOUT TOWN

The company would like to expand its coverage in the Town and noted five additional cell tower sites in the town to help better its service signal. The company gave five proposed locations to the Town Board that were Granite Springs Road, Quinlan Street, Turkey Mountain, the Valley Field Golf Course on Route 6 and on Dell Avenue.

Town Attorney Richard Abbate stated that cell towers on parkland would require an alienation of the parkland. The company believes there is a need for these cell towers in the future.

RE-ESTABLISH E-PANEL

The Town Board discussed re-establishing the E-Panel or revamping it to Councilman Diana's proposed resolution to create a Facilitating Application and Streamlining Team.

Mr. John Tegeder, Planning Director stated that although there were positives to having the E-Panel sometimes it hinder the application process. He feels that more communication is needed. Councilman Diana stated that having weekly meetings with certain department heads,

Councilman Lachterman stated that the problem might be that some staff were not aware of the process and did not know which department handled that particular application.

Councilwoman Roker stated that the Town Code is very clear on which department handles a particular application, there should be no confusion on this issue and although no process is perfect the E-Panel did help move applications along overall.

The Town Board agreed to make some modifications to the E-Panel and re-establish with a panel that will streamline the application process.

PROPOSED RESOLUTION TO SUPPORT LEGISLATION THAT WOULD REQUIRE NEW YORK STATE TO PAY PROPERTY TAXES ON STATE-OWNED LAND IN THE TOWN OF YORKTOWN

The Town Board agreed to pass a resolution in support of proposed legislation that would require New York State to pay property taxes on State-owned land in the Town of Yorktown.

EXECUTIVE SESSION

Upon motion made by Supervisor Gilbert, seconded by Councilman Diana, the Town Board moved into Executive Session to discuss contract negotiation and adjourn immediately thereafter.

ADJOURN

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

DIANA L. QUAST, RMC
TOWN CLERK
TOWN OF YORKTOWN