



Town of Yorktown

Office of the Town Clerk

FINAL TOWN BOARD WORK SESSION AGENDA

November 13, 2018

Spadaccia Meeting Room

363 Underhill Avenue, Yorktown, NY 10598

6:45 PM EXECUTIVE SESSION (Closed Session):

A motion will be made to go into Executive Session to discuss the following item(s):

PERSONNEL

Highway Department

Police Department

LITIGATION AND NEGOTIATIONS

Town Engineer

Town Attorney

7:30 PM WORK SESSION (Open Session)

Discussion Items

Update on proposed Group Home at 2346 Vista Court

Celestial Route 6 Rezoning Request

Engineering Department:

Project Status Update – Request for Quotes (RFQ) for Construction Inspection Services Projects:

Bridge Replacement Hill Boulevard over Tributary to Barger Brook (PIN 8761.66) and Culvert

Replacement Veterans Road over Hallocks Mill Brook (PIN 8761.71)

Resolutions

From Building Maintenance Department

Award Bid for the Removal and Replacement of Boiler #3 at the Albert A. Capellini Community and Cultural Center

Whereas, invitation to bid for the Installation of a Dual Fuel-Fired Boiler in Direct Replacement of Existing Steam Boiler #3 located at the Albert A. Capellini Community and Cultural Center was duly advertised, and

Whereas, said bids were received and opened on the 8th day of November 2018, with the bid amounts for the above-referenced project summarized as follows:

<u>Bidder</u>	<u>Amount</u>
Joe Lombardo Plumbing & Heating of Rockland, Inc.	\$91,800.00
Pearl River Plumbing Heating & Electric Inc.	\$96,966.00
Peak Performance & Service, Inc.	\$134,500.00
Valco Energy Systems	\$137,400.00

Now, Therefore Be It Resolved, that the Town Board awards the bid to Joe Lombardo Plumbing & Heating of Rockland, Inc. in the amount of \$91,800.00. This will be charged to Capital Contingency A1990.499.1.

From the Engineering Department

Authorize the Town Clerk to advertise Request for Proposals for the Rehabilitation of Four Wastewater Pump Stations in the Hallocks Mill Sewer District

Resolved, the Town Board authorizes the Town Clerk to advertise Request for Proposals for the Rehabilitation of Four Wastewater Pump Stations in the Hallocks Mill Sewer District: Crystal Lake, Hanover East, Mohansic, and Salem Pump Stations.

From the Finance Department

Be It Resolved, that the Comptroller is hereby authorized to process payment to Todd Orłowski for five (5) vacation days on Payroll #24, December 6, 2018.

From the Highway Department

Authorize the Town Clerk to advertise bid for Removal and Replacement of Retaining Wall

Resolved, that the Town Board authorizes the Town Clerk to Advertise for Bids for the Removal and Replacement of the Retaining Wall located at the intersection of Underhill Avenue and Highbrook Street.

Authorize the Town Comptroller to release escrow for Driveway Permit and Street Opening Permit – 322 Kear LLC

Resolved, that, after inspection by a member of the Highway Department found the work to be completed satisfactorily, the Town Board authorizes the Town Comptroller to release the following escrow deposits:

<u>Type of Permit</u>	<u>Permit #</u>	<u>Amount</u>	<u>Location</u>	<u>Refund To</u>
Driveway	1205	\$500.00	322 Kear St	322 Kear LLC 200 Business Pk Dr Ste 203 Armonk, NY 10504
Street Opening	016-015A	\$2000.0	322 Kear St	Same as above

From the Police Department

Authorize the Supervisor to sign an agreement with TransUnion, LLC to provide Investigative Research Services to Police Department

Resolved, that the Town Supervisor is authorized to sign an agreement with TransUnion, LLC to provide investigative research services to the Yorktown Police Department at a cost of \$1800 per year, for a period of three years, commencing January 1, 2019.

From the Receiver of Taxes

Authorize Comptroller to refund the following duplicate tax payments

Resolved, that the Comptroller is authorized to refund the following duplicate tax payments:

<u>Account No.</u>	<u>Amount</u>	
2494070	\$3,356.47	REF DUP FIRST 1/2 2018/19 SCHOOL TAX
1923000	\$3,800.46	REF DUP FIRST 1/2 2018/19 SCHOOL TAX
0542571	\$588.09	REF DUP FIRST 1/2 2018/19 SCHOOL TAX
0774500	\$519.26	REF DUP FIRST 1/2 2018/19 SCHOOL TAX
0155500	\$3,957.16	REF DUP FIRST 1/2 2018/19 SCHOOL TAX

From Refuse and Recycling Department

Authorization for Town of Yorktown Refuse & Recycling Department to Purchase One 2019 F350XL Pickup Truck

Whereas, Ford F350XLs were listed as part of the New York State Office of General Services mini bid #T18100006 / contract #PC67290, and

Whereas, monies have been allocated in the 2018 Refuse budget line SR.7210.200 (Equipment), and

Whereas, the lowest price bidder was Beyer Ford LLC located in Morristown, NJ; now

Therefore Be It Resolved, the Town Board authorizes the Town of Yorktown Refuse & Recycling Department to purchase one (1) 2019 F350XL Pickup Truck as specified in the NYS OGS competitive mini-bid #T18100006 awarded to Beyer Ford LLC for a total amount of \$41,746.29.

From the Town Clerk's Office

Advertise Public Hearing for proposed lease of town-owned property for a proposed Public Utility Wireless Telecommunications Facility – Subject to Permissive Referendum

Notice Is Hereby Given, that a public hearing will be convened by the Town Board, Town of Yorktown, Westchester County, New York, at the Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on the 20th day of November 2018 at 7:30 o'clock PM, or as soon thereafter as the same can be heard, to consider a proposed lease of town-owned property located at 3101 Quinlan Street, Yorktown Heights, NY, also known on the Yorktown Tax Rolls as Section 27.05, Block 1, Lot 16 for a proposed public utility wireless telecommunication facility. The facility is designed to replace two existing towers at the property and support the co-location of the Town emergency services facilities and wire carriers. The proposed action consists of a 135-foot monopole with antennas, access driveway, together with related equipment within an approximate 2,560 square foot compound. This application is subject to Permissive Referendum.

Authorize Town Clerk to circulate Lead Agency Letter and refer out the Rezoning Petition request received from Concrete Ventures for the Roma Building Site to involved agencies

Whereas, Concrete Ventures, LLC (“Concrete Ventures”) is the developer of certain real property located at 2038 Saw Mill River Road in the Town of Yorktown, State of New York, known and designated on the Town Tax Map as Section 37.14, Block 2, Lot 33 totaling approximately 1.34 acres (the “Property”); and

Whereas, the entire Property is presently zoned C-3; and

Whereas, on or about October 23, 2018, Concrete Ventures filed a Petition for a rezoning of the subject Property from the C-3 Zoning District into the Transitional Zone (the “Rezoning”); and

Whereas, in conjunction with said Rezoning, Concrete Ventures has proposed constructing a four-story mix-used development consisting of high-end rental units, and approximately 9,300 square feet of retail on the ground level (the “Project,” and together with the Rezoning, the “Action”); and

Whereas, Concrete Ventures has submitted a full Environmental Assessment Form (“EAF”) under SEQRA and associated materials evaluating whether the Action would result in any significant adverse environmental impacts; and

Whereas, on October 30, 2018, at a work session meeting of the Town Board, the Board reviewed the Action and discussed the processing of this application under SEQRA; and

Whereas, the Town Board desires to assume Lead Agency status (“Lead Agency”) and conduct a coordinated review of the Action in accordance with Article 8 of the Environmental Conservation Law of the State of New York, and the regulations promulgated thereunder at 6 NYCRR Section 617.6(b); and

Whereas, the Town Board also desires to commence the formal review of the Petition and Project in accordance with Article XVII of the Town Zoning Code, including referring the Petition and Project to the Town Planning Board, the Town Planning Department, the Town Engineer, Town Building Inspector and Town Attorney for review and comment, as well as referring the Action to any other local, county and state agencies required under the New York State General Municipal and Town Law.

Now Therefore Be It Resolved, that:

1. The Action will require review pursuant to SEQRA, and the governing regulations promulgated thereunder.
2. The proposed Action is an Unlisted Action under SEQRA.
3. The Town Board desires to assume Lead Agency status in connection with the SEQRA review of the Action.
4. The Town Board directs that, pursuant to Section 617.6(b)(3) of SEQRA’s implementing regulations, a Lead Agency coordination letter be circulated amongst the various Involved and Interested Agencies, together with a distribution package, including the EAF, the Plan, and such other relevant information submitted by Concrete Ventures, notifying them that

a Lead Agency must be agreed within 30 calendar days of the date that the Town Board's Notice of Intent was transmitted to them.

5. The Town Board further directs that this Action be referred to the Planning Board for its review and recommendation, as well as to the Planning Department, the Town Engineer, the Town Building Department, and the Town Attorney, in accordance with Town Code Section 300-169.
6. The Town Board further directs that this Action be referred to the Westchester County Planning Board and Planning Department for comment pursuant to Section 239-m(3)(a)(ii) of the New York State General Municipal Law.

Authorize the Town Clerk to advertise bid for the purchase of (3) new and/or low mileage vehicles for Town use

Resolved, that the Town Board authorizes the Town Clerk to Advertise Bid for the purchase of Three (3) new and/or low mileage vehicles for Town use.

ADJOURN MEETING

A motion will be made to adjourn the Town Board meeting.

Dated: November 13, 2018

DIANA L. QUAST, RMC, CMC
TOWN CLERK
TOWN OF YORKTOWN

AGENDAS ARE SUBJECT TO CHANGE

Americans with Disabilities Act: If you need special assistance to participate in a Town meeting or other services offered by this Town, please contact the Town Clerk's office, (914) 962-5722, x210. Assisted listening devices are available at all meetings.