

Meeting of the Town Board, Town of Yorktown held on May 10, 2016 at the Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598.

Present: Michael J. Grace, Supervisor
Greg Bernard, Councilman
Thomas Diana, Councilman
Edward Lachterman, Councilman
Vishnu V. Patel, Councilman

Also Present: Maura Weissleder, Deputy Town Clerk
Michael McDermott, Town Attorney
Margaret Gspurning, Human Resources

TOWN BOARD MEETING

Supervisor Michael J. Grace called the meeting to order.

EXECUTIVE SESSION

Upon motion made by Supervisor Grace, seconded by Councilman Bernard, the Town Board moved into Executive Session to discuss volunteer board interviews.

Upon motion made by Supervisor Grace, seconded by Councilman Bernard, the Town Board moved out of Executive Session and proceeded with the meeting.

DOWNING PARK FIELD PROJECT AND SULTANA POOL

Todd Orłowski, Superintendent of Parks & Recreation, presented the bid results for the Downing Park Field Project which includes reconstruction, rebuilding, and drainage of the field. The \$280,000 cost of the project is offset by approximately \$130,000 which is what remains of a \$150,000 grant that had been previously received. The remaining cost to the town would be \$150,000. Items had been taken out of the bid in order to be able to address major areas of concern such as drainage. Parks & Recreation would like to have the fields ready for the Spring 2017 season. In order to do this, work will have to be completed by October/November 2016.

A discussion took place as to where the funding will come from if other projects, like the Hunterbrook field, are to also be considered. In-kind contributions from developers/private investors were also mentioned as a way to offset the expense of these projects to the Town.

Supervisor Grace discussed the fact that there are many other projects that need to be considered and addressed and the question of funding for all of them needs to be considered. He asked for the timeline, priority list, and budgets from the Parks and Recreation Commission so that the Town can better plan what needs to be funded and at what time.

It was determined that the amount and complexity of the project was beyond the scope of the Highway Department. Can the State Department of Transportation be somehow involved?

Supervisor Grace cautioned that the Town is taking on projects that may be difficult to maintain. The Town is trying to maintain what they have and don't have enough of what they may need.

Town Comptroller Pat Caporale reminded the Board that these two projects have been "on the books" for years. The Town cannot do the Downing Park Field Project and the Hunterbrook Field Project without tapping into the General Fund.

Supervisor Grace mentioned that Spectra had also wanted to contribute to the Town.

Town Comptroller Pat Caporale stated that this is a project that needs to be done for the overall benefit to the Town and has been slated to be done for a very long time.

It was suggested that LandTech (the company who would be the lowest bidder on the project) be asked to hold the bid for another 30 days with the same start date so that the Board could better determine where funding would come from.

Supervisor Grace recapped as follows:

Project Cost: \$280,000
Grant: \$130,000 (remaining)
*Funds Needed: \$150,000

1. *T&A Account - \$260,000 can be used for capital improvement projects for Parks
2. *General Fund – what is left over equals fund balance. This goes to any projects in the Town.

Supervisor Grace stated that the Town doesn't have enough fields and those the Town does have cannot be rested long enough for repairs to be done to make the field "playable."

Postponing the approval for this project for another 30 days would allow:

- Investigating other investors assistance
- Presentation of Parks & Recreation Commission master plan
- The Town Board time to decide whether or not this is a project the Town can afford.

A discussion followed with two members of the Yorktown Athletic Club regarding the condition of the fields, the lack of 90 foot diamonds (the Town currently has only one), and the possibility of losing teams due to the lack of playing fields.

It was mentioned that the Granite Knolls project may be resurrected again.

A brief discussion followed on Sultana Pool which included Todd Orlowski, Superintendent of Parks & Recreation and resident Jay Kopstein. Supervisor Grace mentioned that someone is interested in purchasing Sultana Pool but needs to figure out what their liability would be before they move forward. It was mentioned that the water table in that area is very high and access is an issue. Todd and Jay need to take a look at the pool and see what needs to be done. The interested party is only interested in private use, not public. Todd Orlowski will take a look and see what needs to be done for the pool to be able to hold water.

YORKTOWN TRAIL COMMITTEE

Mark Linehan, member of the Yorktown Trail Committee, made a presentation showing the proposed unpaved trail between Route 118 and Baldwin Place. He announced that the Committee received a \$7,500 grant from Hudson Valley Greenway to offset the cost. This trail will connect to FDR Park/Strang Boulevard to Legacy Woods to the pedestrian bridge over the Taconic and points beyond. It will be an unpaved hiking and biking trail that will involve the wetlands area that is on the property. Mr. Linehan said that the Committee has a great deal of experience working on and maintaining trails and have many volunteers that are used to doing this kind of work and, therefore, the labor is free.

The wetlands area will be the most costly part of the project because it will require a lot of boardwalk area. The Highway Department has given an estimate to do some of the work. The bridges and boardwalk can be done by volunteers.

The Committee is asking for approximately \$20,000. The total cost is approximately \$27,000.

An environmental review has been done and both John Tegeder, Director of Planning, and Bruce Barber, Environmental Consultant, agree that Bruce will help flag the property so they have the boundaries correct.

Councilman Diana asked to make sure that it was town-owned property. They believe yes, since that is what was stated when application was made for the grant. There is a transcontinental fiber optic cable, owned by AT&T, which has a utility easement on the property. The question as to how this will be handled was raised and will need to be addressed.

Councilman Bernard questioned the Highway Department's fee: would the \$5,000 be transferred to the Highway's budget? How does this affect the total cost? How does this save the Town money?

Supervisor Grace asked if there were any private investors interested in contributing to the project? Mr. Linehan said he has not looked into this possibility.

Supervisor Grace stated that there is a lot of competition for money for various projects in the town, although this seems to be a good project to look into. He asks that the town attorney look into the easement issue with AT&T and if the Committee needs permission to walk on the land, and also to check with the State D.O.T. to see if any portion of the land it theirs. When these answers are received, the issue will be revisited.

HESS SERVICE STATION (ROUTE 202 AT LEXINGTON AVENUE)

Al Capellini, attorney for the applicant, is seeking an amended site plan so that sign for the gas supplier can be changed from Hess to Sunoco. The existing structure for a sign is too large for the proposed sign although the square footage is actually larger because of having to add the Cash/Credit sign information.

Councilman Bernard asked if ABACA had seen the proposed sign? And would this need to be referred out? Also, does this request require a public hearing? Sunoco requires the owner of the station to have the change done by the end of May. John Tegeder, Director of Planning, will look into whether or not this requires a public hearing. If not, he should come back with an approving resolution.

A monument-type sign was suggested as being more attractive. Supervisor Grace would like to see a sample of monument-type sign first.

RPG - LEXINGTON AVENUE

RPG Properties came back to the Board to present their proposal for an 8-unit development on Lexington Avenue. The plan now has 8 larger units and more parking spaces. The Town has an adjourned public hearing on the project that now needs to be reconvened.

The Town will be rezoning this project with a stated unit count so that RPG cannot change the number of units later on.

Councilman Bernard stated that an approving resolution is needed to state the maximum of 8 units, as well as a resolution stating that these 8 units will soften the density impact through the architectural treatment of the structure. It should also be included that any future architectural changes to the structure (i.e., siding, etc.) should be attached to the Site Plan so that it will remain architecturally pleasing.

The public hearing has been set to reconvene on May 17, 2016.

EXECUTIVE SESSION

Upon motion made by Supervisor Grace, seconded by Councilman Diana, the Town Board moved into Executive Session to discuss negotiations.

Upon motion made by Supervisor Grace, seconded by Councilman Diana, the Town Board moved out of Executive Session and proceeded with the meeting.

APPROVAL OF CHIEF DANIEL MCMAHON'S CONTRACT

RESOLUTION #222

Upon motion made by Supervisor Grace, seconded by Councilman Bernard,

RESOLVED, the Supervisor is hereby authorized to sign agreement between the Town of Yorktown and Daniel McMahon regarding the terms and conditions of his employment as Chief of Police for the Town of Yorktown Police Department.

Grace, Patel, Bernard, Diana, Lachterman Voting Aye
Resolution adopted.

ADJOURN

Upon motion made by Supervisor Grace, seconded by Councilman Bernard, the Town Board meeting was adjourned.

Maura Weissleder, Deputy Town Clerk
Town of Yorktown