

Meeting of the Town Board, Town of Yorktown held on February 28, 2017 at the Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598.

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

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

TOWN BOARD MEETING

Supervisor Michael Grace called the meeting to order.

EXECUTIVE SESSION

Upon motion made by Councilman Lachterman, seconded by Councilman Diana, the Town Board moved into Executive Session to discuss the employment of particular individuals. Upon motion made by Councilman Diana, seconded by Councilman Lachterman, the Town Board moved out of Executive Session and proceeded with the meeting.

THE WEYANT

Mr. Al Capellini, Mr. DeVito and Joseph Riina, Project Engineer, were present to discuss a proposed development on property located at 2040 Crompond Road. Mr. Capellini stated these would be market rate rentals and not part of an affordable housing program.

Supervisor Grace stated that the proposed use is acceptable to him and that the main issue was the aesthetics of this development.

Residents on Hamblyn Street were concerned about the traffic and impact this type of development will have on the neighbors.

Mr. DeVito stated that nothing is set in stone and he wants to do this the right way by meeting with the residents and addressing their concerns.

A resident spoke about his neighborhood staying a suburban area which is why he moved to Yorktown.

Mr. Capellini stated that the demographics of the area are commercial.

Supervisor Grace stated that there is a major commercial building next to this property and residential homes. He asked the developer and residents to meet and address concerns.

A resident stated that they do not want it to be a commercial building.

Supervisor Grace stated that it is a matter of doing what is right and demonstrating a long term interest in the town. The buffer area and traffic issues will be addressed.

A resident stated that aesthetics is not more important to us as the safety of our children is.

Supervisor Grace stated that the residents should sit down with the developer and address the issues that they have. He further stated that the property is for sale which is 2.6 acres and currently zoned R-120.

Councilman Bernard stated that the applicant would need to rezone the property to Transitional Zone. This would need a Town Board application and site plan approval.

Supervisor Grace stated that the Planning Board in this case is advisory to the Town Board and all issues will be looked at. It is worth going to the next step and creating a more detailed plan.

Mr. DeVito stated that he understands the concerns of the residents and they will be addressed during the meeting with the residents.

A resident asked if there would be a public hearing on this application so that everyone can be heard and then a decision would be made.

Supervisor Grace stated of course there will be a public hearing.

Councilman Bernard stated that the issue of affordable housing is being done through rezoning to provide diverse housing. This project was presented to the Town Board in broad strokes to see if the Town Board would like to move it forward, it will be vetted and a public hearing will be held.

GRANITE KNOLLS

Mr. Joseph Riina, Site Design Concepts, stated that the Granite Knolls Recreational Complex is ready to go to public hearing. The Specifications for the construction documents will be done soon and the Stormwater Pollution Prevention Plan will be done next week. An adaptive playing field has also been added to accommodate people of all abilities. The bid document will itemize each aspect of the plan so that it can be done in phases, if necessary.

Councilman Bernard asked Mr. Riina about the Mohegan Auto & Tire Rezoning Site Plan. He would like to limit the amount of cars that can be parked on the site. John Tegeder, Planning Director, stated that the final plans should indicate where each parking spot is located to see where cars will be parked on site.

PROPOSED LOCAL LAW – DOUBLE UTILITY POLES

Town Attorney Michael McDermott updated the Town Board on a proposed local law regarding Double Utility Poles. The law will force utility companies to replace poles in a timely basis and eliminate double poles which are dangerous and unsightly.

MASTER FEE SCHEDULE

The Town Board reviewed the proposed Master Fee Schedule with the Town Attorney and Town Engineer. Upon completion of the fees being reviewed by the departments it will then be set for a public hearing.

Supervisor Grace asked the Town Attorney about clothing bins that have sprung up all over town. Town Attorney McDermott stated that the Code Enforcement Officer has been looking into this issue and any bins confiscated and not collected by owner can be disposed of.

AUTHORIZE SUPERVISOR TO SIGN AN AGREEMENT WITH FRED COOK FOR TELEVISIONING INSPECTIONS OF SEWER PIPELINES RESOLUTION #092

Upon motion made by Councilman Bernard, seconded by Councilman Lachterman,

WHEREAS,

1. The Town sewer infrastructure is approaching 50 years old in many locations and a program of regular inspections is needed to assess current pipeline conditions and to begin identifying areas that will need rehabilitation or replacement in future years. In addition, as a public-owned treatment works with a SPDES permit, the Town has in place a Capacity, Management, Operation and Maintenance Plan (CMOM) that obligates us to regularly assess the sewer piping system and to prioritize short term and long term repair/replacement projects.
2. The Town recently met with representatives from the New York State Department of Environmental Conservation (NYSDEC) to discuss sewage blockages and overflows that have occurred along Hill Boulevard and Lee Boulevard. We plan to start our inspection program in these areas to see if we can identify any deficiencies that can be addressed without a full pipeline replacement.
3. The Town Engineer solicited proposals for inspection services for the following scope of work: (1) perform up to 5,000 linear feet of light cleaning in sewer pipelines; (2) perform up

to 500 linear feet of heavy cleaning in sewer pipelines; and (3) perform up to 5,500 linear feet of television video inspection. Also includes a report that summarizes the conditions found and any follow-up work that needs to be done.

4. Since the nature of pipeline cleaning will not be known until the actual work begins, i.e. whether light cleaning will be enough to clear debris and sediment for the camera to pass through (or if heavy cleaning and root cutting will be needed), the project was bid with unit prices. Each contractor provided a bid proposal for all three (3) tasks noted above.

In accordance with the Town of Yorktown procurement procedures, proposals were solicited from four (4) firms that have the in-house expertise, specialized equipment and expressed interest in providing inspection services. The firms that provided written proposals were Fred Cook Inc., National Water Main Cleaning Company, Green Mountain Pipeline Services and ACV Enviro Co.

In the professional opinion of the Town Engineer, Fred Cook Inc. provided the best overall proposal and the lowest cost to the Town. The unit prices bid by Fred Cook Inc. were as follows: (1) Light cleaning @ \$0.70 per linear foot; (2) Heavy cleaning including root cutting @ \$1.45 per linear foot; (3) Video inspection, DVD and final report @ \$1.25 per linear foot. The Agreement will also include an allowance in the amount of \$1,000 for any miscellaneous work that may be needed outside of the defined work scope but needed in order to perform the work of this contract; these funds will only be spent upon the written directive of the Town Engineer.

The Department will use available funds for the purchase, however we need the Town Comptroller to make the following 2017 budget transfers:

\$12,100 from YS8130.460 Maintenance Repair Plant to YS8130.459 Infiltration & Inflow Control

NOW, THEREFORE BE IT RESOLVED, that The Town Board authorizes the Town Supervisor to sign a Professional Services Agreement with Fred Cook Inc., for the scope of work as described in the preceding section in the not-to-exceed amount of \$12,100 and with the associated budget transfer.

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

AUTHORIZE COMPTROLLER TO PAY OUT OF TRUST AND AGENCY ACCOUNT FOR ROUTE 202 FALL BALLFIELD RENOVATIONS EQUIPMENT & MATERIALS RESOLUTION #093

Upon motion made by Councilman Bernard, seconded by Councilman Lachterman,

BE IT RESOLVED, the Parks and Recreation Superintendent is hereby authorized to purchase equipment and materials for the Route 202 Ballfield Renovations in an amount not to exceed \$130,000 to be paid out of the Parks and Recreation Trust Account and reimbursed to the same account through the DASNY Reimbursement.

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

BURNS TRANSFER RESOLUTION #094

Upon motion made by Councilman Bernard, seconded by Councilman Lachterman,

BE IT RESOLVED that Nicholas Burns is hereby transferred from the Highway Department to the Refuse & Recycling Department as a Laborer, job class code 0425-05, effective March 6th, 2017, with no change in salary.

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

EXECUTIVE SESSION

Upon motion made by Councilman Lachterman, seconded by Councilman Diana, the Town Board moved into Executive Session to discuss the employment of particular individuals. Upon motion made by Councilman Diana, seconded by Councilman Lachterman, the Town Board moved out of Executive Session.

ADJOURN

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

Diana L. Quast, RMC, Town Clerk
Town of Yorktown