

Work Session held by the Town Board, Town of Yorktown on
March 27, 2012, held 363 Underhill Avenue, Yorktown Heights, New York 10598.

Present: Michael J. Grace, Supervisor
Nicholas J. Bianco, Councilman
Terrence P. Murphy, Councilman
David D. Paganelli, Councilman
Vishnu V. Patel, Councilman
Diana L. Quast, Deputy Town Clerk

EXECUTIVE SESSION

Upon motion made by Councilman Bianco, seconded by Councilman Murphy, the Town Board moved into Executive Session to discuss Volunteer Boards.

WORK SESSION

Supervisor Michael Grace called the meeting to order. Town Attorney Jeannette Koster was also present.

STATE LAND CORP

Mr. Al Capellini, Esq., attorney for applicant was present to discuss with the Town Board a request to rezone property located on Route 202 and owned by State Land Corp. Mr. Capellini would like to request a rezone of this property from Residential (R-160) to Commercial (C-3). The rezone is needed so that the property owner can bring in potential businesses to the area. Mr. Capellini along with Joe Riina, Engineer showed the Town Board a conceptual plan that includes a large store and several smaller ones.

Supervisor Grace asked that an alternate plan be submitted that included a residential section.

Councilman Bianco stated that he preferred the plan that shows open space in the same area.

Councilman Paganelli stated that he supports this application and asked which plan would be successful to the applicant.

Mr. Al Capellini stated that this is a conceptual plan and his client can draw up an alternate plan with housing included on it.

Planning Director John Tegeder stated that they should keep in mind that the future Bear Mountain Extension ROW calls for use of property located in the front of this land and could cause the proposed layout to be pushed back from its current location.

Mr. Al Capellini, Esq., stated that they will put a formal application for a change of zone in to the Town.

SENIOR BUSES

Members of the senior clubs were present to discuss with the Town Board use of the nutrition/senior vans for transportation to luncheons during the year. Since some of these luncheons are to be held outside of the town limits, Director of Senior Services Mary DeSilva felt she did not have the manpower to handle all of these requests.

Mrs. Mary DeSilva stated that before the senior clubs started meeting at the YCCC, they would provide their own bus transportation to luncheons. When they started meeting at the YCCC, the Town provided the buses. She stated that the senior/nutrition buses are now being used to provide more services to seniors such as grocery shopping, Doctor's appointments, etc., she does not have enough resources to provide for trips out of Yorktown. She noted that this was expressed last year to the senior clubs and they were advised that this service would no longer be available.

Mr. Anthony Grasso stated that he attends the Town Board meetings and does not recall a resolution being passed regarding this issue.

Mr. Anthony Grasso and Mrs. Jennie Menton voiced objection to the use of the senior vans and felt the Town Board should not have agreed to use the vans without consulting the department head.

Supervisor Grace stated that a resolution was not passed regarding this issue and for this year each senior club will have one trip where they can use the senior vans and this policy will be looked at for next year.

AUTHORIZE USE OF SENIOR BUSES
RESOLUTION #123

Upon motion of Supervisor Grace, seconded by Councilman Bianco,

RESOLVED, that the Town Board authorizes the use of a Senior Center bus (14-passenger maximum) to be operated by authorized Senior Center staff to provide one trip per senior club in 2012 of a distance of up to 10 miles from the Yorktown YCCC.

Grace, Bianco, Murphy. Patel	Voting Aye
Paganelli	Voting Abstain
Resolution adopted.	

TOWN/BUSINESS INCENTIVE

Councilman Bianco stated that last year he requested that the town offer a business incentive which would give a tax break to new businesses that come to Yorktown. He explained that Town Attorney Jeannette Koster found the plan illegal because it would be considered a gift of public funds.

Supervisor Grace stated that he agreed with the Town Attorney but thank Councilman Bianco for his idea to bring business to the town. He suggested other ideas like lowering rents, etc.

Mr. Joseph Visconti, President of the Chamber of Commerce stated that they tried that and it has not worked.

Councilman Bianco stated that he will reach out to Senator Ball and see if there are any other incentives that the town can obtain to help local businesses.

Mr. Joseph Visconti stated that he believes the permitting process needs to be faster and this may alleviate the problem.

Supervisor Grace stated that Building Inspector John Winter has worked very hard to move the permitting process along at a quicker speed. He also noted that the new Code Enforcement Officer has the ability to help with the permitting process.

Councilman Paganelli stated that if a business is having a problem they should contact the Town Board.

GENERATOR PROJECT – TRANSFER SWITCH

Mr. Michael Dubovsky, P&M Electric was present to discuss with the Town Board the need to replace a Transfer Switch which is used when Town Hall has to hook up to a portable generator. He explained that this has been an issue for a long time and needs to be addressed. It is dangerous for his employees to enter into this area to manually Transfer the electricity. The Transfer Switch should be compatible with the new generators the Town is considering for Town Hall and the YCCC. He stated that based on the electrical usage a 70 kw generator would be sufficient for Town Hall and a 356 kw for the YCCC.

Supervisor Grace stated that the YCCC building generator should come first as it is used as an emergency shelter.

IMA WITH YORKTOWN SCHOOL FOR DOWNING PARKING LOT

Supervisor Grace explained that the Yorktown School District has requested that a lease or a license be granted to them in order to monitor and control the upper parking lot at Downing

Park. He stated that the School District would monitor the lot and pay the town a small fee. Residents would still be able to use the lot.

Town Attorney Jeannette Koster will draft an Intermunicipal Agreement for the Town Board to review.

LIFEGUARD – SPARKLE LAKE

Supervisor Grace stated that he received a letter from a six year old girl who would like the Town Board to reconsider having a lifeguard at Sparkle Lake. The previous Administration eliminated the \$18,000 expense for the lifeguard from the budget as a cost saving measure.

Councilman Paganelli stated that the opportunity for the Westchester County Health Department approval for the lifeguard had passed and other uses for the service building have been made.

Supervisor Grace stated that he would write to the girl and let her know he is looking into it for her.

TEEN CENTER REQUEST FOR ADDITIONL GYM TIME AT YCCC

Supervisor Grace stated that the Teen Center has requested additional use of the gym at the YCCC during the summer. Town Attorney Jennette Koster stated that it should be checked with the YCCC Manager to make sure the gym is available.

Executive Assistant to the Supervisor Mary Capoccia stated that she checked with Mrs. Patricia DeMarsh and she does have the time requested available.

Town Attorney Jeannette Koster stated that she will draft a resolution for approval of the Town Board.

ADVERTISE BID FOR DUMP TRUCK WATER DEPARTMENT RESOLUTION #124

Upon motion made by Councilman Bianco, seconded by Councilman Paganelli,

NOTICE IS HERE GIVEN that sealed bids will be received by the Town Clerk, Town of Yorktown, Westchester County, NY until 11:00 A.M. on February 28, 2012 at the Town Hall, 363 Underhill Avenue, Yorktown Heights, N.Y. 10598 for Water Department Maintenance Materials.

Specifications may be obtained at the office of the Town Clerk in said Town Hall.

The Bidder assumes the risk of any delay in the mail or in the handling of the mail by the employees of the Town of Yorktown. Whether sent by mail or means of personal delivery, the Bidder assumes the responsibility for having the bids in at the time and the place specified above. All bids are to be returned to the Town Clerk, 363 Underhill Avenue, Yorktown Heights, NY 10598, marked: **“Bid: Water Department Maintenance Materials.”**

The Town Board reserves the right to reject any and all bids and to accept that bid which is deemed most favorable to the interests of the Town of Yorktown.

Grace, Bianco, Murphy, Paganelli, Patel Voting AYE
Resolution adopted.

HIRE CHECKER AT ORGANIC WASTE FACILITY HIGHWAY DEPARTMENT

The Town Board decided to hold off on this issue until they receive some clarification from Highway Superintendent Eric DiBartolo.

MISCELLANEOUS

Supervisor Grace noted that he spoke with the Central garage Mechanic Don Gaffney and he feels that the four police cars that the Police Chief wanted to auction off can be used in another department. He stated that there is a DEC Mac packer truck which has 14,000 miles on it that will be given to the Highway Department and the truck will be converted to a roll off dumpster truck for use in the Highway Department.

Deputy Town Clerk Diana L. Quast stated that she received a request from a candidate running for New York State Assembly that wanted to use the Town Hall Board Room. The Town Board agreed that the Town Hall Board Room should not be used for political events. The Town Hall can be used by Elected Officials for meeting with their constituents.

TOWN BOARD AGENDA

APRIL 3, 2012

The Town Board discussed the April 3, 2012 Town Board meeting agenda which will be held at the Town Hall, 363 Underhill Avenue, Yorktown Heights, NY 10598. The televised meeting will begin at 7:30 P.M.

ADJOURN

Councilman Murphy moved, seconded by Councilman Patel, to adjourn the Town Board meeting.

Diana L. Quast
Deputy Town Clerk
Town of Yorktown