

Planning Board Meeting October 17, 2011

A regular meeting of the Planning Board, Town of Yorktown, was held on October 17, 2011, the Yorktown Community and Cultural Center, 1974 Commerce Street, Room 016, Yorktown Heights, NY 10598. The Chair, Rich Fon, opened the meeting at 7:45 P.M. with the following members present:

John Savoca
John Flynn
John Kincart

Absent: Darlene Rivera

Also, present were: John Tegeder, Director of Planning, Robyn Steinberg, Planner, and Karen Wagner, attorney to the Planning Board.

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| Discussion | No discussion took place at this time |
| Correspondence | The Board had no issues with the submitted correspondence |
| Follow-up Correspondence | No discussion took place at this time |
| Liaison Reports | No reports were submitted at this time |
| Courtesy of the Floor | Fon opened the meeting to the public. No one from the public came forward. |

The minutes of September 26, 2011 could not be approved as the Board lacked a quorum.

REGULAR SESSION

RCB Development

SBL: 36.5-2-60

Location: Old Crompond Road

Contact: Ralph G. Mastromonaco, PE, PC

Description: A 2-lot subdivision on 10.32 acres in the R1-20 zone approved by Res #08-01 dated 01/14/08.

Ralph Mastromonaco, project engineer, was present before the Board. Mastromonaco stated his client cannot move forward as the subdivision approval has expired. Tegeder asked if the detention basin would be maintained by the Town, and was told no. Tegeder stated this was a challenging 2-lot subdivision, with a steep areas to the rear and wetlands on site.

Upon motion by Flynn, seconded by Savoca, and with all those present voted aye, the Board approved the 1st and 2nd 90 day time extensions.

Request for Time Extensions

Aspen & Mill Street Subdivision

SBL: 16.5-1-13

Location: 3810 Mill Street

Contact: Al Capellini

Description: A 4-lot subdivision approved by Res #10-23 dated 10/18/10.

Al Capellini, project attorney, was present. Capellini stated the applicant is requesting reapproval as the NYS DEC and Westchester County Dept. of Public Works have not completed their approval process.

Upon motion Kincart, seconded by Savoca, and with all those present voting aye, the Board reapproved this minor subdivision.

Request for Reapproval

Arrowhead Subdivision

Resolution

SBL: 48.13-1-6

Location: Underhill Ave

Contact: Chris O'Keefe

Description: A 5-lot subdivision considered under flexibility standards on 45 acres in the R1-200 zone, which was approved by Planning Board Res #07-23 dated 10/15/07.

Amend Subdivision

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Al Capillini, project attorney, was present with Chris O'Keefe, project developer. Capellimi stated this is an amendment to the approving resolution. Since our last meeting we were given a proposed resolution stating the conservation easement and the donation of the property will be donated to the town simultaneously. This change will allow O'Keefe to convey the one lot to a purchaser, and spin off funds to complete the remaining four lots. Flynn stated the resolution includes the improvements for phase I and should include all improvements are for phase II. Wagner suggested shading on the plat. Tegeder stated the only improvements for phase II are the private road and any stormwater elements as most of the improvements are being installed in phase I. No additional work is required on the storm basins. In discussing the roadway improvements, it was determined that the binding does not have to be installed before the signature of the chairman. Tegeder stated the improvements installed have been completed, including a workable stormwater management system. O'Keefe stated the site is on a weekly inspection by the DEP with a weekly report to Engineering and Planning from the Environmental Consultant. Upon motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board amended the reapproving resolution as per the Board's changes.

Fieldhome Expansion

Public Informational Hearing

SBL: 35.12-1-3

Location: 2300 Catherine St.

Contact: Site Design Consultants

Description: Proposed continuum of care facility consisting of independent living units and skilled nursing home replacing existing home with a common facility supporting both communities.

Al Capellini, project attorney, Joe Riina, project engineer, John Ahearn, CEO of Fieldhome, and Michael Orifici, project architect were present. Capellini stated this meeting is to allow residents to know what is going on in their neighborhood. This meeting is nonjurisdictional. The Fieldhome has been part of the neighborhood for over 100-years. The site is south of Old Crompond Road. The project is a repositioning of the services on this campus and will allow the corporation to remain a viable entity. The proposal will allow the Fieldhome facade to remain, but will build a more viable structure around it.

John Hearn, Chief CEO, What we need to do is create a CCRC. This plan comes from 3 years of strategic planning to maintain the financial viability of the facility. We have land that we can develop and provide services to the community. This CCRC allows the resident to begin with independent living, move to assisted living and end with skilled nursing. There is an entry fee process, which at the end returns 90% of the entry fee. There are only 2 such facilities in Westchester. Ours is moderately priced, as the other two are at a much higher price. Health care is moving to independent living and this meets this target. The change in reimbursement from state and federal providers to the facility is a key component. We juggle medicare and medicaid. We cannot survive with a 70% medicaid component. If we cannot make a substantial change we will not survive in this community.

Joe Riina- The project is located at 3203 Catherine St. A portion of the site is zoned R1-20 and another portion R1-40. The project is designed to follow the grade of the hill. As stated, the existing skilled nursing facility will be demolished. The westerly portion of the main building will be demolished leaving 13,000sf with the historical facade. This 13,000sf will be used for administrative offices. The upper portion of the site will house the skilled nursing facility, the mid portion is a common area and the lower portion contains independent living units. There will be a service road around the entire facility. There are garage spaces to support the independent living. The existing day-care will now have its own building. The parking lot will become a park like setting. The project will have public sewer, water and gas. The site will have state of the art stormwater management, all of which will reduce the amount of pervious

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surface. The proposed stormwater management system will go along way in keeping down stream impacts from occurring. We are proposing to dedicate 32-acres for open space, and the existing soccer field will be reconstructed.

Michael Orifici- Independent living units are similar to apartment type homes with 750 to 1250 sf. Units have 1 or 2 bedroom units, and there are 102 units total. All units either have balconies or patios, and an open floor concept. A person enters into a modern lobby with a concierge. There is a main dining room for communal dining. There is also a community club room, barber/hairstylist, fitness center, library and bistro area. There is a misc space available, private dining, and conference space for 96 people on two floors using a household model. There are two wings with living activity in the center.

John Hearn- We are close to finishing the design. Savoca asked how the rental process would work. Hearn explained there is an entry fee and a monthly fee. Flynn asked how the Field Home returned assets. Hearn stated the monthly fees range between 2500-4000, but when one left the unit, 90% of the entry fee approximately was returned to the individual or the estate. Kincaid asked what the anticipated sell out time was, and was told approximately 2 years. We would need to have presale of 75%. Flynn asked if there were any site development challenges. Riina stated There is a wetland area that follows the original detention pond, and we await a determination, that will allow us to retrofit without requiring a wetland permit or outside agency approvals. There is a DEC stream away from the disturbance. Land area disturbance is small about 2-3 acres. Tegeder asked the impact of relocating the soccer field, Riina stated the soccer field will be moved 30 feet north. The road around the site and the grading and fill encroaches on existing soccer field. All of the open space will be conservation area. Fon opened the meeting to the public.

Carmine Catalfamo, 2306 Depeyster Dr. Everyone in our complex is in favor of this project. Catherine St is 19 feet, while Field St. is 24 ft wide. These inconsistencies have us concerned with traffic. We need yellow lines or signs, and the width of Catherine St. should be made to be 24ft.

John Cito, 2325 Depeyster Dr. Mr. Cito asked which way the water will flow, and was told to the north east.

Upon motion by Kincaid, seconded by Savoca, and with all those present voting aye, the Board closed the public informational hearing.

WORK SESSION

Route 6 Plaza

SBL: 15.16-2-3

Discussion New Tenants

Location: 1745 East Main Street

Contact: Neil Carnow

Description: Proposed new tenants for former Charlie Brown's Restaurant space.

Neil Carnow, project architect, was present. Carnow discussed the applicant's letter, of Oct. 7, 2011.

This described the two tenants and the applicant's search for a third. However, the applicant must now deal with some existing inconsistencies. The Planning Board had approved 231 parking spaces, but the DEC had required removal of 5 spaces, leaving 226. At the time the town requested a family restaurant and the applicant found Charlie Browns. The parking requirements for Charlie Browns would be beyond the site's capacity, and the Planning Department reduce 25% of the required parking. Currently we are proposing 44 parking spaces for Pizza Hut. TCBY is self serve and will only require 4 parking spaces. The applicant is looking for a restaurant for the 4,500sf remaining. This would require a 60/40 split for patron prep area. The applicant requires a resolution to establish the number of required parking spaces and ensure closure for Pizza Hut and TCBY. The owner has spoken with 2-5 restaurants, as a restaurant with a certain number of clients to make the venture viable. Carnow stated that the applicant will have a definitive plan that will be submitted to the Planning Department. Fon requested an as-built of the entire plaza.

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Upon motion by Kincart, seconded by Savoca, and with all those present voting aye, the meeting was adjourned at 10:00pm.