

Planning Board Meeting December 13, 2010

A regular meeting of the Planning Board, Town of Yorktown, was held on December 13, 2010, the Yorktown Town Hall, 363 Underhill Ave, Yorktown Heights, NY 10598. The Chair, Dave Klaus opened the meeting at 7:35 P.M. with the following members present:

John Flynn
John Savoca
Darlene Rivera
Richard Fon
John Kincart, alternate

Also, present were: John Tegeder, Director of Planning, Robyn Steinberg, Town Planner, Karen Wagner, attorney to the Planning Board and Lisa Hochman, Town attorneys for Costco Warehouse.

Discussion	No discussion took place at this time
Correspondence	No discussion took place at this time
Follow-up Correspondence	No discussion took place at this time
Liaison Reports	No discussion took place at this time
Courtesy of the Floor	No one came forward at this time

Regular Session

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the Board approved the minutes of Nov. 8, 2010.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, except Klaus, who abstained, the Board approved the minutes of Nov. 22, 2010.

Adrian Auto Body

Decision Statement

SBL: 26.18-1-24

Location: 3330 Old Crompond Road

Contact: Ralph G. Mastromonacco, PE, PC and Joseph Adrian

Description: The project is to add a single story and a partial two-story addition to the auto body shop and excavate a portion of the hillside to add additional queuing and parking areas to the site.

Joe Adrian, developer, was present. Adrian requested the resolution reflect Adrian Family Owners LP as the applicant. Ralph G. Mastromonacco, project engineer, was also present. Klaus stated there were several conditions the Board had requested, and Mastromonacco replied that all conditions would be addressed by the applicant. Mastromonacco explained the tree planting and seed mix were still a work in progress. Klaus stated the applicant submitted applications for both a wetland and excavation permit. Mastromonacco asked why the Planning Board resolutions reference design plans for a new backflow device that was a requirement of the Water Department. Mastromonacco felt this was a Building Department issue and not a Planning issue. Tegeder stated this was a response to the Building Department, and allows the Planning Department to make sure all conditions of the resolution are adhered to. Mastromonacco requested the applicant be allowed to remove trees immediately. As the applicant must go to the NYC DEP for stormwater approval, this procedure could be quite lengthy. Klaus felt the applicant could work on whatever the approved plan allowed.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the Board declared lead agency under SEQRA.

Upon motion by Kincart, seconded by Savoca, and with all those present voting aye, the issued a negative declaration.

Upon motion by Rivera, seconded by Fon, and with all those present voting aye, the Board approved the resolution for the amended site plan.

Globe Op Financial Services

Decision Statement

SBL: 48.7-1-1

Location: 1565 Front Street

Contact: Architrave Designs

Description: Proposed oil tank.

David Petro, project architect, was present. Petro stated the proposal was for the installation of an oil tank. The installation of the oil tank will result in the lose of one parking space.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the Board declared lead agency under SEQRA.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the issued a negative declaration.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the Board approved the resolution for the amended site plan.

Costco Wholesale

Discussion Final Draft Scope

SBL: 26.18-1-17, 26.18-1-18, 26.18-1-19, 26.19-1-1

Location: 3200 Crompond Road

Contact: Al Capellini

Description: Application to construct a 151,092 SF Costco Wholesale Club retail store and club member available filling station.

Wagner recused herself from this discussion. Al Capellini, project attorney and Nick Panayotou, project engineer, were present. Fon stated he found that all items discussed were included in the final scope.

Capellini stated the Planning Department memo of Dec 13, 2010, alternative No. 13,

“the Proposed Action with the building sited further west on the property, away from the Taconic State Parkway and alternative site layouts that avoid direct impacts to wetland buffer areas.”,

is almost impossible to achieve.

Upon motion by Savoca, seconded by Kincart, and with all those present voting aye, the Board accepted the final scope for the Costco Draft Environmental Impact Statement.

King Gates & Fence

Request Special Use Permit Outdoor Service

SBL: 26.19-1-1

Location: 3216 Crompond Road

Contact: Louie Gashi

Description: Proposed fence to screen rear of property and outdoor storage area.

Steinberg stated she has worked with the applicant to help him understand the Board’s requirements. The Board reviewed the applicant’s site plan and pictures. Klaus stated the applicant is looking to do an outdoor display, but has had trouble in the past supplying the appropriate drawings. The Planning Department has worked extensively with the applicant to finalize the application. The applicant has been cited for having outdoor storage without the appropriate permit and must appear in court. Fon pointed out that there was garbage on the site. The Board wanted the site cleaned up. Tegeger suggested conditions in the resolution that the Building Department can enforce, including the garbage and the dumpster. Kincart suggested a vinyl weave fence to block the clutter, and waste to be contained to the business operation. Klaus wanted the size of the dumpster and the location on the site plan. Additionally, the dumpster should be emptied within 7-days. The Board would grant this permit for one-year.

Upon motion by Fon, seconded by Savoca, and with all those present voting aye, the Board granted a one-year special permit for outdoor storage.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the Board closed the public portion of the meeting.

Work Session

Old St. George's LLC

SBL: 15.12-2-53

Location: 1715 East Main Street

Contact: Louis Spizzirro, Esq.

Description: Proposed parking plan for winery.

Jeff Econom, project engineer, and Chris Sciara, project contractor, were present. Econom stated the applicant had met with the Conservation Board and the Town Engineer. Econom stated the Conservation Board discussed plantings and seed mix. The NYS DEC requested more temporary containers, such as wine barrels for demarcation. NYS DEC also requested light shields to absorb and drop down any light installed on the site. Econom stated the applicant will hand clean debris, which was most acceptable to the NYS DEC. The DEC also discussed the installation of rain gardens and rain barrels. Econom stated the applicant had reviewed the Engineering memo and found these issues had been addressed or would handle them item by item. Econom stated the applicant will install Belgium block, but the opening needed to be determined in the field. Klaus felt the Board needed more information on the openings before agreeing. Econom stated the applicant has contacted the DEC with new drawings. The applicant possesses an amended permit that expires in 2012. Econom stated no parking space was lost with the required dumpster. Wagner asked about issues regarding the iss of possible encroachment on Town property, and Econom explained the new plan no longer had any such encroachment. Tegeder requested the wall pack lighting comply with Town Code. Flynn asked about lighting for the parking area. Econom stated the applicant is trying to go green with solar lighting. Econom informed the Board that a wetland permit has been submitted.

Upon motion by Rivera, seconded by Savoca, and with all those present voting aye, the meeting was adjourned at 8:15pm.