

PLANNING BOARD MEETING September 9, 2013

A meeting of the Planning Board, Town of Yorktown, was held on September 9, 2013, at the Yorktown Community & Cultural Center, 1974 Commerce Street, Room 104, Yorktown Heights, NY 10598. The Chair, Rich Fon, opened the meeting at 7:30 P.M. with the following members present:

John Flynn
John Savoca
Darlene Rivera
John Kincart
Ann Kutter absent

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

Discussion No discussion took place at this time.
Correspondence Evan Bray submitted correspondence regarding Faith Bible Church. Wagner will review and comment.
Liaison Reports No reports were given at this time.

Courtesy of the Floor -.No one from the public came forward.

Minutes: August 12, 2013

Upon motion by Kincart , seconded by Savoca, and with all those present voting aye except Fon, who was absent, the Board approved the minutes of August 12, 2013.

Regular Session

Request 2nd 90 Day Time Extension

Hilltop Associates

SBL: 37.6-1-25

Location: Hilltop Road, Yorktown Heights

Contact: Al Capellini

Description: A 3 lot subdivision approved by Planning Board Resolution #08-02 on January 14, 2008.

Al Capellini, project attorney, was present. Capellini stated the application consists of two building lots and one vacant lot. The vacant lot became a non-building lot as a result of DEP stormwater review.

Upon motion by Rivera, seconded by Kincart, and with all those present voting aye, the Board approved the 2nd 90-day time extension.

Dubovsky, Michael

SBL: 59.14-1-18

Location: 702 Saw Mill River Road, Croton Heights

Contact: Site Design Consultants

Description: Application to construct a main building with 2 commercial spaces below with 2 residential apartments above. A secondary garage/barn structure in the rear of the property.

Al Capellini, project attorney, and Joe Riina, project engineer were present. Capellini stated he had an opportunity to review the resolution and had no objections. Fon stated this approval is for 2 commercial units and 2 residential units and a secondary garage/barn structure. Wagner stated the Board wants to ensure the architectural style of the Country Commercial zone is carried through. The County Commercial zone requires that ABACA review the architectural details and report back to the Planning Board. Tegeder requested the architectural review be completed by the Planning Board.

Upon motion by Kincart, seconded by Rivera, and with all those present voting aye, the Board issued a negative declaration under SEQRA.

Upon motion by Kincart, seconded by Rivera, and with all those present voting aye, the Board approved the site plan.

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Savannah's Restaurant

Public Hearing

SBL: 25.20-1-3

Location: 3901 Crompond Road, Crompond

Contact: David Tetro

Description: Change of use from retail to restaurant and reestablishment of rear parking area. Front porch addition and rear walk-in cooler addition.

David Tetro, project architect, was present. Tetro explained the applicant wanted to turn an existing retail back into a restaurant. The site was formerly Sunshine Pizza, then became a retail establishment I Luv My Kids. The plan is shy 4 parking space. The Board determined that the 4 required parking spaces could be shown as conservation spaces to the south of the proposed gravel parking lot and would be constructed in the future should they be needed. The applicant will install an outside staircase for the second floor exit, as well as incorporate the existing walkways into the new plan, additionally, a new front porch will be installed. Tetro stated there would be no increase in impervious surface. No fill will be deposited or removed. Fon opened the meeting to the public. No one from the public came forward

Upon motion by Savoca, seconded by Kincart, and with all those present voting aye, the Board adjourned the meeting until September 23, 2013.

Lake Osceola Square

Public Informational Hearing

SBL: 6.17-1-43

Location: 393 East Main Street, Jefferson Valley

Contact: Site Design Consultants

Description: Proposed CC development for multi-use facility including parking, building landscaping and necessary infrastructure.

Al Capellini, project attorney, Michael Piccirillo, project architect and Joe Riina, project engineer were present. Capellini stated this is a three acre site which held the Osceola Beach Club. The applicant will be preserving the beach, allowing public access, and creating a large parking lot, all within a Country Commercial zone. This zone allows for residential units above commercial units. Riina stated the site was the Osceola Beach Club a 3 acres site that fronts on East Main St. With regard to the existing buildings, the concession will remain, but the others will be demolished. The proposal calls for a 15,000sf three story building. The first floor will be commercial, including restaurants, the second floor will be offices and the third floor residential. The applicant would like to dedicate the beach to the town for public use. The area near the concession will be park-like with grass. The applicant wants to rehabilitate some of the existing docks. Fon opened the meeting to the public. Janet Donadio, 451 East Main St., Ms. Donadio stated her concern with traffic and drainage of the lake. Ms. Donadio asked if sewers would be available to her. She was concerned with the existing bar, as she felt it was an eyesore. With regard to public access to the beach, would it be just for town residents or open to all. Capellini stated the applicant will respond to these questions. Capellini stated the applicant was going to the Zoning Board with regard to the length of the building. The Board requested the applicant return to the next meeting.

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

Upon motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board closed the regular session.

Work Session

Courtesy of the Floor

Nelson – Barber, Yorktown Environmental Consultant, discussed the site, stating the original survey shows the stream location, however, the stream location has changed. Currently, it is very well channalized. The applicants wish to increase the size of their backyard by using the conservation easement for backyard activities. The homeowners will also remove

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invasives and dead/unhealthy trees. Tegeder stated the appliccants will need a new survey to be filed with the County, and the Board will need to adopt an approving resolution for this action. Tegeder stated an expert report should be submitted to establish how the area changed, pointing out the benefits to the home owners, and to the Town. Kincart we need to work with the home owner and still respect the conservation easement. Nelson stated we would not go into the utility easement. The Board felt a site visit was required. Tegeder asked Barber to submit a written report to document the changes to the stream.

Staples Plaza

SBL: 36.6-2-76

Location: 3333 Crompond Road, Crompond

Contact: Romano Architects

Description: Request to modify trash enclosures as approved on amended site plan.

Tony Romano, project architect, and Robert Ajello, site engineer, were present. Romano stated he was present to give the Board the details of the new design and changes to the new official site plan. The applicnat is evaluating the retaining walls. The applicant was also changing the entrance due to DOT's taking, and relocating the trash enclsoures. The Board was concerned with the reloaction of the Dunkin Donut dumpster as it is close to the neighbors.

Discussion Trash Enclosures

Crompond Crossing

SBL: 26.18-1-7

Location: Old Crompond Road, Crompond

Contact: Neil DeLuca, Developer

Description: Proposed revisions to plat to accommodate dimensions of prefabricated buildings.

Neil DeLuca, project developer, was present. DeLuca stated since the original approval we kept the Sullivan design, however, we went modulare. This change resulted in the actual footprint of the buildings expanding slightly. Therefore, we need to amend the plat and file this amended plat. DeLuca stated he was still searching for an additional commercial tenant.

Discussion Plat Amendment

Creative Living Development

SBL: 6.14-1-2

Location: Navajo Road, Jefferson Valley

Contact: Site Design ConsultantsDone Guy Ray

Description: Proposed air-supported dome over the existing southern field and associated improvements including an access road.

Present were Al Capellini, project attorney, Ray Longobardi, Director of Navajo Fields, Steve Marino, project environmental scientist and Joe Riina, project engineer. Longobardi had wanted to open a facility with a medical component, sports training and motion analysis, helping to keep children safe. Riina stated there has been substantial progresses since the Planning Dept. inspection of the site. Currently - basin at the second field has been shaped and seeded, but not planted. The wall at the second field is completed, and wood chips removed and the area reestablished. Almost all the woodchips between the foot bridge and the second field were removed.

As the applicant is proposing a ring around the dome, thus eliminating the need for the emergency access road to the second filed, a new mitigation plan must be submitted. Barber wanted the conditions of the Town Board wetland permit to be completed before discussion of the dome. Tegeder felt progress had been made, however, the mitigation plan and the emergency access road needed to be resolved.

Discussion Site Plan

Fieldstone Manor

SBL: 15.11-1-17

Location: Strawberry Road

Contact: Site Design Consultants

Description: A proposed 16-lot cluster subdivision on 22.94 acres in the R1-20 zone.

Al Capellini, project attorney, Joe Rina, project engineer, and Michael Piccarillo, project architect were present. Capellini stated the proposal now calls for 5 additional units for the manor house. This change was approved by the Town Board.

Discussion Major Subdivision

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Riina stated the applicant has not submitted a mitigation plan at this time. Riina asked for a public hearing. Tegeder requested more information before the public hearing was scheduled. If mitigation, screening and landscaping, and the issue of fire tower ownership were addressed, the Board could schedule a public hearing at the next meeting. The Board agreed to request a traffic study.

Jefferson Valley Mall

Location: Lee Blvd and Route 6

Contact: Al Capellini

Description: Request for Demolition Permit to demolish the theater space and request for an Amended Site Plan approval.

Mall will get a new front, new restaurants, turn inside out the Route 6. Berm on Rte 6 relandscaped. Preserve oaks. The Board reviewed a new site plan for the Jefferson Valley Mall. This plan included a 20,000sf addition, changes to the exterior and to the parking lot. The applicant will present the plan to the Town Board at the September 24 2013 meeting. In response to the Board's inquiry, the applicant stated a green roof was not feasible. The Board requested the applicant return to the next meeting.

Town Board Referral

Spirelli Electric Proposed Renovation

SBL: 16.06-1-44

Location: 990 East Main Street, Shrub Oak

Contact: Michael A. Piccirillo Architecture

Description: Building permit #2013-2312 to renovate an existing building in the C-2 zone with commercial on the first floor and residential on the second floor where no approved site plan exists.

Michael Piccirillo, project architect, presented plans to renovate an existing commercial/residential building along East Main St. in Shrub Oak. As there is no existing site plan for this building, Planning Board review is required. The site is located in a C-2 zone. The plan calls for additional residential space, which may change the parking requirements. The Board requested additional landscaping. Flynn requested the applicant submit street lines and indicate curbcuts.

Building Department Referral

Taps Express

SBL: 37.15-1-40

Location: 2000 Edgewater Street

Contact: Michael A. Piccirillo Architecture

Description: Building Permit #2013-2440 to add a roof to an existing commercial building in the C-4 zone, where no approved site plan exists.

The Board reviewed a site plan to renovate the building. As there is no existing site plan for this building, Planning Board review is required. The project would not increase the commercial space. The Board felt the renovation was an improvement to the existing structure. The Planning Department requested additional site plan information.

Building Department Referral

Upon motion by Kincart, seconded by Savoca, and with all those present voting aye, the meeting was adjourned at 10:40pm.

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