

Zoom Teleconference Meeting of the Town Board, Town of Yorktown held on Tuesday, July 14, 2020 held in Yorktown Heights, New York 10598.

Present: Matthew J. Slater, Supervisor
Thomas P. Diana, Councilman
Edward A. Lachterman, Councilman
Vishnu V. Patel, Councilman
Alice E. Roker, Councilwoman

Also Present: Diana L. Quast, Town Clerk
Adam Rodriguez, Town Attorney

TOWN BOARD MEETING

Supervisor Matthew Slater called the meeting to order.

EXECUTIVE SESSION

Upon motion made by Councilperson Roker, seconded by Councilperson Diana, the Town Board moved into Executive Session to discuss employment of a particular person. Upon motion made by Councilperson Lachterman, seconded by Councilperson Patel, the Town Board moved out of Executive Session and proceeded with the meeting.

PLEDGE OF ALLEGIANCE

Supervisor Slater led the Pledge of Allegiance.

MOMENT OF SILENCE

Supervisor Slater asked all to join in a moment of silence to keep those battling COVID-19, not just in our community or in our region, but across the country in our thoughts and prayers tonight.

PUBLIC HEARING: CON EDISON WETLAND PERMIT APPLICATION

Supervisor Matt Slater convened a public hearing to consider the Wetland Permit Application submitted by Con Edison for the installation of approximately 5,900 feet of 16-inch high pressure polyethylene gas main in the existing road bed of Granite Springs Road, via direct bury method, running from Gomer Street east to Curry Street.

Supervisor Matt Slater:

We're going to begin tonight by convening a public hearing for a wetland permit application for Con Edison.

Town Engineer Michael Quinn:

Would you like me to lead off on this?

Supervisor Matt Slater:

Yes.

Town Engineer Michael Quinn:

Con Ed is in the midst of a multi-year project to upgrade the gas lines in Yorktown. This year's planned work is to install 5,900 linear feet of 16-inch gas main. Essentially, they're replacing the smaller diameter pipes with this larger pipe. It's all part of their latest safety measures as far as the pipe joining together. This year's program is along Granite Springs Road, starting at the intersection of Gomer Street and extending up to Curry Street. Some of the work is passing by New York State regulated wetlands and so because they're working within the 100 foot buffer, they need to obtain a Town wetlands permit. Essentially, that's what they're here for tonight. All of the work that they're doing will be in paved surfaces, so although it's within 100 feet of the wetland, everything will be confined within the paved surfaces; there's no impervious surfaces, but because they're in that buffer, they are still required by our code to get this permit.

Supervisor Matt Slater:

Is there a reason that since it's been a multi-year project that we haven't done a general permit?

Town Engineer Michael Quinn:

There isn't and I think that might be a good option for the Board to consider. I know in the first year they did it; it was a little bit rocky along Gomer. But I think the last couple of years things have

gone a lot smoother. There's a lot of coordination with my office and also with the Highway Department. So if the Board would like to consider a general permit, which would basically be renewable annually, they would still be required to submit all the documents and the locations, and we would certainly publicize it so everyone's aware of what they're doing and when they're doing it. So this is definitely something the Board might want to consider.

Councilwoman Alice Roker:

Why would they have to come back yearly? With that permit, I thought it was for five years.

Town Engineer Michael Quinn:

I meant the general permit requires them to provide an annual report to the Town Engineer. If there are any issues or problems, I could bring that to the Town Board. The general permit would not require them to come back to the Town Board and that could be up to five years or a five year general permit.

Councilman Vishnu Patel:

I see. Do we lose money by doing that; is it only good for them?

Town Engineer Michael Quinn:

Well, the conditions of the permit could certainly state ... I mean, because I don't think Con Ed is looking not to pay the annual fee. We could condition that they pay that application fee every year. That's been done in the past.

Supervisor Matt Slater:

Highway Superintendent Paganelli - your thoughts?

Highway Superintendent Paganelli:

I'll defer to Con Edison on this, but I think they may be done in Yorktown this year. I think that having them be able to provide their reports, and the Town Engineer review them - they are up to date on their street opening permit. So I guess it would fall to do they feel it's worth it if they're only going to be here this year, or perhaps this year and next. I don't know what the benefit is for us. I guess it would depend on what the cost of the permit is.

Supervisor Matt Slater:

Is anybody from Con Edison on the call?

Councilwoman Alice Roker:

Well, one of the things, though, is when they come every year, they're able to lay out where they're working and the residents are aware of where they are in the street, and they do make a presentation.

Supervisor Matt Slater:

We would be able to make that as a condition if we did decide to go with the general permit.

Highway Superintendent Paganelli:

I thought they had come in this year. I could be mistaken, but I believe they came in and gave us the metes and bounds of what they were going to be doing.

Supervisor Matt Slater:

They did provide a presentation earlier this year about what their product was.

Councilwoman Alice Roker:

Yes, just what we like. They come in every year and do that.

Supervisor Matt Slater:

I'm sure we can condition that as part of the permit approval.

Highway Superintendent Paganelli:

And part of the street opening permit, as well.

Councilman Vishnu Patel:

Dave, is it possible to let all the neighborhood people know with a sign from the very beginning of the street that they know these people are working and, roughly, where the project is and when their own street would be finished? And who they can ask?

Highway Superintendent Paganelli:

I have a good idea of where they are and when they're going to be done in certain locations. I believe they had done notifications to the residents within a certain proximity of their work zone. Bear in mind, we have two different teams representing Con Edison in town. We have Danella, which has been working on the part from Hanover Street from Croton Heights Road through the center of town. And then we have Riggs Distler that has been working from the northern part of Gomer Street by Fairview down past the Gomer deli. They are now past Ridge Street.

Councilman Vishnu Patel:

Are we going to get gas in our neighborhood? Yes or no?

Highway Superintendent Paganelli:

That's an interesting question. As a matter of fact, Dan Ciarcia had brought it to, I believe, Matt and Margaret's attention with respect to the AACCCC being underfunded with respect to gas when we put in that gas generator there, we had to have a switch open. It couldn't run the boiler and the generator at the same time. That's a major problem if we lose power in the winter, so I had reached out to Con Edison, at their behest, and asked if there was any way we could (as they were tying in the services lines to homes and businesses) increase the diameter of the service line, which would increase the flow and eliminate that shut off. I have not heard back yet, but the fellow was not very optimistic. So I guess the answer to your question is they are not actively soliciting gas customers. My understanding is, in order for them to consider bringing gas to a home, I believe the first 100 feet or so is on them, and then the rest falls on the resident. And it could be multiple houses, if they're three or four houses in a row. They want to get gas, but they want you to turn your whole house over to gas, including your heating system. I don't think it's a small task to reach that goal.

Councilman Tom Diana:

No, it definitely is not. As I recall, they were doing Gomer Street and people did go out and ask them if they could switch over and if they would run the line and stuff. They said not until you had a firm commitment that you were willing to change everything.

Supervisor Matt Slater:

Can you confirm whether Con Ed's project will conclude after this year?

Highway Superintendent Paganelli:

Can I confirm it?

Supervisor Matt Slater:

We do have someone from Con Edison on here, actually.

Highway Superintendent Paganelli:

I believe they have a very good chance to be done by November this year, but again, it depends if they run into problems. They're moving along quite nicely. The plastic pipe goes much quicker than the steel pipe, which has to be welded at every section and pressure tested. So that being said, at this point, they're working their way down east of Ridge Street on Granite Springs Road, and they're through town, which means they have to go down Route 35 to Broad Street and then come just past Brookside school and hook up there. So there is a possibility they could finish this year. If not, certainly my guess would be next year.

Javier Franco, Con Edison Field Engineer:

Just to chime in a little bit. This is Javier Franco, field engineer for Westchester Con Edison.

Supervisor Matt Slater:

What can you share with us tonight?

Javier Franco, Con Edison Field Engineer:

As far as this project, the (Highway) Superintendent is correct in saying that his project is projected to finish this year. We are installing plastic there instead of steel and we should move along rather quickly. As far as joining the pipes and so forth, I just want to clear the air, as far as are we done in

Yorktown this year? No, because there will be other projects – exactly where, we don't necessarily have that, but we have additional vintage pipes throughout the town that will need to be replaced. So to answer the earlier question about a multi-year agreement, we're definitely open to that. Any other conditions that you feel we need to put in place, as far as presenting yearly and paying the yearly fee, we're totally open to that. But a multi-year agreement, we're definitely open to that because we do have other projects that will come along.

Councilwoman Alice Roker:

The only concern, though, is that we can't see what your next project looks like. If we do a permit for it, we would have to look at the project.

Javier Franco, Con Edison Field Engineer:

Absolutely, and I think that it will follow the same process as far as applying for permits, whether there's some environmental (issues) as well. You will see the scope of the project. I'm sorry, I'm just trying to answer all the questions that came up throughout this conversation. I believe another question that came up was notifying restaurants in the vicinity of the project. And, yes, we do have multiple contractors working in Yorktown and one of the requirements we have for those contractors is to notify the restaurants 10 days prior to the start of the project. Please let me know if that answers your question or any other questions you may have.

Supervisor Matt Slater:

Any other questions for Con Ed from the Board? No?

Highway Superintendent Dave Paganelli:

I have a question for the engineer from Con Ed. Just for clarification for our residents, you deem any pipe that's older than – was it 1972? – to be leak prone and this is a proactive measure you're taking to ensure the safety of our residents, correct?

Javier Franco, Con Edison Field Engineer:

That is correct.

Highway Superintendent Dave Paganelli:

Okay, I just think people need to know because sometimes it's a bit inconvenient for them. And you know, at the end of the day, we certainly don't want a catastrophe because we didn't want to be inconvenienced, but thank you, I appreciate that.

Javier Franco, Con Edison Field Engineer:

Absolutely.

Councilman Vishnu Patel:

They are only replacing the 16-inch only or the smaller section with a smaller diameter?

Javier Franco, Con Edison Field Engineer:

So there is an existing 8-inch steel main and we're putting a new 16-inch main and cutting out and abandoning the old 8-inch pipe so there's only one pipe going back in.

Highway Superintendent Dave Paganelli:

Right – they're abandoning the old pipe in place, rather than tear it out. So that's also why one of the reasons on Granite Springs Road, we at Highway have been waiting because we've got about 250-300 feet of drainage to do there. Unfortunately or fortunately as it is, that as this is getting done, our drainage is directly above Con Edison's high pressure gas main. We'll wait until they test lines, vacate the line, and probably somewhere around October or November, we'll be able to do that drainage work once they've abandoned that line.

Javier Franco, Con Edison Field Engineer:

At that point that will be construction debris once we've been in that pipe.

Supervisor Matt Slater:

And I do want to point out that our Town Clerk, Diana Quast, did show the Notice of this hearing just a few moments ago. With that being said, do we have any comments from the public on the wetland permit application?

Diana Quast, Town Clerk:

I had a request for someone to speak, but they have not come on yet.

Supervisor Matt Slater:

They can still submit written comment, if they do not make it in time. I would say to the Board, I welcome your discussion on this. I would say we issue a wetland permit for this year and next year, because again, if your plan is to complete as it stands, we can do it through this wetland permit. Then if you have additional projects that you can bring before the Town next year, then we can discuss a general permit, which should be a multi-year with the conditions that the Town Board has articulated this evening. So again, if there are no other comments from the public or any questions from the Board, I would entertain a motion to close the hearing.

Upon motion made by Councilman Ed Lachterman, seconded by Councilman Patel, the public hearing was closed.

Supervisor Matt Slater:

We will entertain a motion to issue the wetland permit.

Supervisor Matt Slater:

Any opposed? Motion carries. Thank you very much. If you could, next year, once you identify more projects, I think the Board would be more amenable to providing a multi-year permit with conditions as we've discussed here tonight.

Javier Franco, Con Edison Field Engineer:

That sounds great. Thank you very much.

APPROVE CON EDISON WETLAND PERMIT APPLICATION
RESOLUTION #233

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

WHEREAS,

1. The Applicant, Con Edison, submitted an application for a Wetlands permit to install approximately 5,900 linear feet of 16-inch gas main piping. The work would occur on Granite Springs Road, beginning at the intersection with Gomer Street and extending east to Curry Street.
2. The following documents were submitted in support of this application: (A) Short Environmental Assessment Form; (B) Site Plans prepared by Con Edison Engineering, 4 sheets, dated 3/9/20, 4/16/20 and 4/17/20; and (C) Data and service flysheets dated 3/9/20, 4/16/20 and 4/17/20. All required application fees have been paid.
3. The Approval Authority for this application is the Town Board as the work will be performed within 100-foot buffer area of a New York State-designated wetland.
4. The work of this project will be limited to wetland buffers, no work is proposed to be performed in the actual wetland areas. In addition, all construction activity will be performed within paved roadway surfaces. Paved surfaces will be restored upon completion of the work.
5. A Public Hearing regarding this application was opened and closed on 7/14/20. The Board reviewed technical review memos from NYCDEP and the Town Engineer. The Board reviewed and discussed the Draft permit conditions as prepared by the Town Engineer.

NOW THEREFORE BE IT RESOLVED, that

1. The Town Board declares itself Lead Agency for this Unlisted Action, as defined in 6NYCRR Part 617.2(u), for the coordinated review of said Actions under SEQRA.
2. The Action is approved by the Town Board subject to compliance with the Town Code and adherence to the plan documents submitted in support of the application.
3. The Town Engineer shall issue the permit in accordance with the terms of this resolution and with the draft conditions as listed in the Town Engineer's memo dated 5/28/20.

Slater, Diana, Lachterman, Patel, Roker Voting Aye
Resolution adopted.

MEDIA PRESENTATION - ECONOMIC DEVELOPMENT CAMPAIGN

Supervisor Matt Slater:

Thank you. Members of the public who may not have been able to speak, you can still submit written comments on the application. We're going to move forward to our next agenda item and that's a media presentation by Thompson and Bender. We have with us Geoff Thompson, Dean Bender, Sergio Esposito – president of the Yorktown Chamber of Commerce. We asked other members of Thompson and Bender – I see Val's on, and do we have Bob Giordano, President of the SBA Campaign? Elizabeth Thompson?

As a reminder to everyone, this is part of our Reboot Yorktown Task force because one of the things that was born out of that was an economic development campaign, media presentation, and we had an initial presentation from Thompson and Bender – the Board was able to provide some very good feedback. They have redesigned as well as re-engaged with members of the task force and I think that the Board should be very excited to see what we're going to be presenting tonight. I'm going to turn it over to our friends at Thompson and Bender.

Thompson and Bender Representative:

Thank you for hosting us again tonight and Bob and Sergio. We've been working on this for quite a while now. In the beginning of the presentation, we're going to talk a little bit about where we've been with this so far because it has a lot of communication that we've done regarding economic development in the town that I think has worked quite well and put the town in the forefront in Westchester County among municipalities of what's going on. In terms of rebooting, etc., I think this is all good. I'm going to let Liz walk you through the program itself and then we can pick up for questions, discussion, whatever, afterwards. Thank you.

Liz Thompson, Thompson and Bender:

Welcome, everyone and Valerie is going to start sharing your screen. We're going to walk you through the deck. Just echoing what Jeff said, we actually did take a lot of directions from our last meeting with you and have refined the presentation and come back to you with your changes. Hopefully, you'll be happy with what you see. We're going to walk you through the economic development marketing plan. We'll begin with the next slide, which talks about the goal. The goal here is to position Yorktown as a community that is open for business with streamline processes in place. Our target audience overview is business owners and executives who live in Westchester and who are looking for suburban satellite offices. I'll just pause here for a second; there was a major story we mentioned the last time in the Wall Street Journal about how businesses in Manhattan were actively looking for satellite offices specifically in Westchester County and Long Island because their employees who live in those suburban areas do not want to take mass transit into downtown Manhattan or New York City anymore. That is a really good opportunity for us. Also real estate developers, both those based in Westchester and regionally, and, of course, commercial real estate brokers are out there looking for new sites for their clients. Our geography is, as I mentioned, New York City and Westchester County. The timing would be to launch this campaign, August 3, and we'll have it run right through November. Here's an overview of our plan. Communicate to those target audiences that I just mentioned that your account offers streamline municipal approval processes, shovel ready sites with zoning in place, development locations that have pre-approved zoning and key locations throughout the town. Also a wide variety of existing retail warehouse and office locations, and waived premises through 2020. From a media strategy point of view, based on our budget to be most effective, we've decided to focus our media strategy on four major areas: digital advertising - paid social media advertising, direct mail, out of home, and signage. I'm going to walk you through the first part of the plan, which is the communications and PR rollout. I know Geoff and I wanted to mention here that we are already working with you on a very effective communications plan, but what we're recommending for the launch of this campaign is a major announcement where we would unveil our new marketing campaign to the media. We'd also then continue to unveil news stories and communications about business growth, about business relocation, and about new businesses moving into Yorktown. We'd also spotlight new businesses in our monthly town newsletter and promote it on social media. I'm going to show some examples of communications in the next slide that we have done for you already and that we would continue through this process. Here's an example of a story that ran in the Examiner on Reboot Yorktown that was a really successful press conference. Then a story on the restaurants opening for business. Another example in the next slide in LOHUD.com showed a great story on the Home Improvement Show that was going to be opening – that's a great rendering that we sent out to the media. In the next slide, another LOHUD story on the Yorktown Planning Board approving the Nestle Waters

Distribution site – a great message and a great story. Fairfield Business Journal picked up that story, as well, which is great. Shout out to Yorktown and the growth opportunities to businesses here.

So now I'm going to show you the campaign designs – the actual creatives that you all selected out of our last presentation – and that was that we should do a number of campaign approaches and you selected Destination Y. Here is the logo that we've created for Destination Y and this is going to become our branding for this new campaign that we will kick off, hopefully, in August with a tag line slogan of Yorktown: Up Where You Belong – speaking to those businesses that are in southern Westchester and down in the city, about moving up and looking north.

I'm going to show you three sample ads. These are not the actual ads because what we're going to do is once it's approved, we're going to go out and take actual photos of sites that are available right now to businesses looking to relocate and expand. We're going to focus on some Class A office space that you see here, and our headline is "Yorktown: Something's Happening Here." Here's just some sample copy: "Discover what IBM, Nestle Waters, UPS, and Caremount already know: Yorktown is accessible, affordable, and ready to put your business on the fast track with expedited approval, shovel ready sites, permit zoning, and diverse commercial sites from office to warehouse. Yorktown: find out what's happening here." And then our tag line, and then the call to action with a phone number. Our next ad would spotlight perhaps an interior site of a cool office space; here we just picked a picture of a loft space. And, again, promoting the fact that Yorktown: Something's Happening Here with our Destination Y branding. The third example I'm just showing you is an empty warehouse, again, showing the diversity of space. These would be critical locations, and our digital advertising, and social media ads. So those are the ads as some of the sample copy and how we position the brand.

In our next slide, we're going to show you how we might use our direct mail media strategy. We have an extensive list of commercial real estate brokers in the New York metro market and we are recommending doing a large size postcard that would be mailed to these commercial real estate brokers, creating a "top of mind" awareness about Yorktown as a place to relocate their clients. Here we're talking about the message that's going to resonate with them: "Looking to give your business some breathing room – look to Yorktown." Again, we'd have copy on the back about the diversity of commercial space and how to get in touch with us. Again, "top of mind." We do a series of these cards talking about the really strong points that Yorktown offers to these New York City based and lower Westchester companies.

Our next slide shows you where we would be driving these people. We are going to direct everyone to our special URL and our URL is our landing page address, which is Valerie. We've kicked around a bunch of URLs and we looked at what URL addresses were available to us and the one that is available, Valerie is going to share with you now is destinationy.org. We would create a special landing page and on the landing page we would have photographs of who to contact, phone numbers, titles – make it easy for people to contact the right people to make things happen. We would have examples of the different locations that were available and would keep this current and have a capture page that you see below, which is that blue page, where if someone did want to pick up the phone and call, we would actually ask them to maybe fill out this contact sheet on the website and send it in. Then we could capture the information and communicate with them so we are giving them every opportunity to connect with us. That's where we're driving all of this business and all of this activity.

On the next slide you're going to see what we talked about when we refer to out of home. What we're recommending to win the hearts and minds of the people who live in Yorktown and get them excited about this is to create a series of flags or banners on light poles throughout the town and our message Destination Y, Yorktown: Up Where You Belong, again with our URL destinationy.org. What we're going to talk about here is why Destination Y is a great place to live, to work, and to play, to shop, and to dine. We think we can really have a lot of fun with these banners, spreading them all around the town in key special locations, and again, winning the hearts and minds of the Yorktown residents and getting them excited about the campaign.

Finally, signage. What we would do is create window clings that we would give to restaurants, to coffee shops, to all types of businesses – hair salons, supermarkets, liquor stores – anybody who's got a business in Yorktown, and encourage them to put a window cling in their window. From a social media perspective, create a #Destination Y, and with #Destination Y we could be tagging

businesses, growing our social media buzz, really building a very, very solid social media campaign through the town.

My next slide is just an example of how we would then incorporate the branding into our digital newsletter, where we would every month spotlight on a business that may have moved into the town and spotlight them or a new vacancy that's available. So we build that branding throughout all of our communications. Finally, what I want to say to you is that this campaign that we selected, as I said originally, has legs. And what do I mean by that? I mean that this campaign has the ability to expand beyond just the business focus we had in the beginning; it can move into tourism, it can move into commercial shopping and dining and promote Yorktown. We just gave some examples of tourism – we show the bike path. We can run something in the fall, coming to our great farms, our great parks. Here's just an example of how we would promote great dining in the area. So what I mean is this – this has the ability to continue for years beyond this initial start – Destination Y – Something's Happening Here. Yorktown – Up Where You Belong.

That's our presentation. I'm going to show you some of the budget points right now. We broke out the budget. In our next slide, we're going to show you how we are going to use digital advertising, direct mail, the landing page, paid social media and PR to really get our message out there to your correct target audience. This is our marketing mix. This is the way we're going to spread those dollars in a really effective and efficient way for you through PR, which is no charge. The website, the paid social digital advertising, the direct mail postcard to 2800 commercial real estate brokers and the grand total is a little over \$40,000 for what its going to cost to do this in the media.

The next slide is our final slide but it's, I think, the most important thing. And so this is what would success look like and how to evaluate, at the end of the day, how did this campaign do? What we are going to do is present to you monthly metrics reports. Here are key performance indicators or KPIs. How many clicks did we get to that landing page? How many people did we speak to where the message resonated and they decided to take that effort to click through and go to our site? I will also, of course, be measuring how many calls that we receive as a result of that. And then we're going to measure the metrics on paid social media as well. And we're going to show how many people engage with these ads. What were our total impressions? Meaning how many eyeballs actually saw these ads? And then, what were the click-throughs to our website? And frankly, there is a rule of thumb for a successful campaign of 0.07% of all your advertising and if we can exceed that, then I think we will have succeeded in building awareness for Yorktown and driving the right people to our site. So we're going to be presenting you these metrics on a monthly basis and evaluating how the campaign is doing and, hopefully, getting those calls and getting those people aware of all of the great things that Yorktown has to offer as Destination Y.

Thompson and Bender Representative:

I would like to add one last thing before we turn it over to you guys to ask us any questions you have. There's a psychological impact for the residents of the town. The overall vibe here is of a town moving forward, doing things, being excited about itself and I think it's contagious, I really do. I think this is going to be good for Yorktown, overall, not just for leasing space and finding new uses, which, of course, we all need. But the whole thing here, I think when residents sort of see what is going on here, hopefully, they're all going to be excited. Thank you.

Supervisor Matt Slater:

I have to tell you, I think you guys really put together a fantastic presentation. You threw some new ones at us, which was really exciting. The flags and the decals – we didn't see those before. I thought those were terrific. I also want to bring in other members of the task force with us. We have Bob Giordano of YSBA (Yorktown Small Business Association) and Sergio Esposito of the Chamber of Commerce. I welcome your comments and thoughts before we turn it over to the Board. As our business leaders, I'm curious what you both think of the presentation.

Bob Giordano, YSBA:

I think as far as the banners to, I think it's fantastic because we really need to educate our residents and consumers in town. So to get them excited about what's happening is a really a big win, if we're successful in doing that.

Sergio Esposito, Chamber of Commerce:

I really like the key points on the banners. They seem to hit really all the areas of interest that we really want to drive out there in Yorktown. I think the presentation is something that's really done

well; we really need to start marketing outside of Yorktown so this way we could grab some of the people that are flocking up north and expand our business base. I think this will do it and it will do it in a nice way. It does it very professionally; you can't get better than destination.org, which is a really cool domain name to have. I mean, it's easy, it's simple. It's not some acronym that nobody's going to remember. Everybody knows how to spell destination. I like the color scheme, if that's the color scheme that we're going to go with. And the banners really knock it out of the park.

Supervisor Matt Slater:

That was a really great touch. The other thing I just want to make sure the Board understands that when T&B came back to the task force they actually presented, it was four schematics that we were presented with. The task force, as a whole, really recognized the DestinationY potential and again, as Liz had mentioned, it goes much further than just economic development. We are going to be able to really, assuming our success in this, be able to branch out beyond just economic development, arts and culture, which we'll talk about later to so many other attributes of this town, to give us that ability to highlight it and be proud of it and share it with so many other people in the tri-state area. You know, depending on which direction you want to go. Any questions from the Board for T&B?

Councilwoman Alice Roker:

I have a comment and it's "Wow"! I haven't been so excited about a presentation displaying Yorktown in I don't know how long. I don't think I've seen that kind of presentation for a very long time. I am excited. I'm excited just as a resident to be living here. You caught me with your visuals, but you've got everything in your package that I think will attract people to look. I love it.

Supervisor Matt Slater:

Councilman Lachterman, Councilman Diana, Councilman Patel, any thoughts?

Councilman Ed Lachterman:

I had a question. With the window clings, I think that's a great idea. Is there any way to maybe put like a QR code on there and have a site that you can map out for people visiting?

Liz Thompson, Thompson & Bender:

I'm sure we could figure that out. We can figure out a way to incorporate a QR code on their phone through social media.

Councilman Tom Diana:

We've always gone with Yorktown green. I thought the banners might want to be that green color with the Y-like design on the lamppost.

Councilwoman Alice Roker:

No – we want to give them something new.

Supervisor Matt Slater:

I don't want the people on the north side of town to think that we're not respecting our friends in the Lakeland School District, if it's just green.

Councilman Tom Diana:

You've got a point there – let's make it yellow and green.

Supervisor Matt Slater:

The Huskers are going to feel a little slighted on that, too!

Sergio Esposito, Chamber of Commerce:

Have we already secured destinationy.org as a domain name?

Liz Thompson, Thompson & Bender:

Yes.

Bob Giordano, YSBA:

I have one question. Your vision was for the banners to be in the five hamlets?

Liz Thompson, Thompson & Bender:

That's for all of you to approve where they can be, but the idea was, yes, we spread these throughout.

Councilwoman Alice Roker:
I think that's what we should do.

Councilman Vishnu Patel:
Absolutely – Route 6 to 35 and in the middle of the town here.

Supervisor Matt Slater:
I think it would be great. Any other comments or questions from Board members on this? There being none, I think that we can discuss moving forward, either tonight or next week, as part of our regular Town Board meeting where we can pass the resolution and we can have our Town Attorney prepare that resolution.

Sergio Esposito, Chamber of Commerce:
I think it's really the sooner the better, even a week earlier is better. The wave of people migrating out of the city and up north is now; it actually started when we first came to the Board with the presentation, and then we had to go back and revamp it. And I'm glad we did. It's just that took time.

Councilwoman Alice Roker:
I agree with you, Sergio. I think the time period from when they want to start the campaign to now requires us to do it now.

Supervisor Matt Slater:
Can I just ask on the mailing of 2,000 do we feel that one mailer is sufficient? Or is it better reinvested into some of the other aspects of the campaign?

Liz Thompson, Thompson & Bender:
I'll be honest with you; we added the banners on and the decal on the window clings on as a separate things, and we really didn't budget for those. So I agree with you, Matt. What we typically do with our commercial real estate clients is we send those postcards once a month, every month. Then to your point, we might be better off taking that money and investing it in the banners and window clings.

Supervisor Matt Slater:
Yes, I think that makes more sense, frankly, than just one mailer.

Councilman Ed Lachterman:
The only problem, Matt, is what will the banners and the window clings do towards the rental of the property? It's two different things.

Supervisor Matt Slater:
Well, no, but I think from what Liz said earlier, it's also about making sure that the people of the town are invested and excited.

Liz Thompson, Thompson & Bender:
As Matt said, they are your best ambassadors. You want them to get excited. When Bob Giordano and Sergio were saying we don't want to forget about our hometown people here. We were struggling with how do we do that in an effective way, and I think this is the best way to do it.

Sergio Esposito, Chamber of Commerce:
I think, to Ed's point, it's balanced more where the outreach is more than the local stuff to really build the buzz. If you had to put a percentage on it, I think there's more of a higher percentage of the activity that's going to be trying to get people in from the outside than building the buzz from the inside. I think it's properly balanced. But Councilman Lachterman made a good point. The idea is to try to bring businesses in, bring people in, and then you can expand this to also lead to people coming and living here.

Liz Thompson, Thompson & Bender:
I know and I agree with you, Sergio. I just want to say one other thing on that landing page. What we could start to do with the hashtag of #Destination Y, if you start to get your local businesses to feel good about this and we tagged them in social media and we get through Facebook and Instagram

and we get them to share it with their customers and clients, it creates that excitement. We could add to the landing page a directory of businesses that are part of our #Destination Y and just start growing that. When people go to DestinationY.org, they're learning about available space, but they're also finding out about our existing businesses that are there that they can afford.

Thompson & Bender Representative:

Maybe there's a way through the contacts we have been thinking of – we know a lot of commercial brokers – we could push a little tour where they take a day and they come up and drive around the shops and stuff to kind of try it first to try to spur some interest that way.

Supervisor Matt Slater:

Yes – I would love to host. We talked about this before COVID, posting a commercial open house in town.

Liz Thompson, Thompson & Bender:

Maybe we could do it virtually.

Supervisor Matt Slater:

Yes, that might not be a bad idea.

Sergio Esposito, Chamber of Commerce:

I'd also like to see links to both the Chamber of Commerce and the YSBA. So let us handle the interior kind of buzz with the businesses because we're already doing that.

Supervisor Matt Slater:

I agree 100%, Sergio. I think the YSBA and the Chamber have to be on that.

Councilwoman Alice Roker:

I have to tell you something, Liz. I think that this may work. There are some businesses that may not be part of either of the two groups. This might cause them to get excited about where they are and advertising somewhere, which again, is wonderful for us, or I'm a member of this Chamber or the Small Business Association. I think this is a win-win all over.

Bob Giordano, YSBA:

Alice, to your point, a couple of years back, I was studying and trying to identify how many businesses were in town and we came up with a number 1,200 to 1,400. We looked at what the Chamber and the Small Business Association had in its membership, which all are not necessarily local Yorktown businesses. So there's a big number of businesses out there that, for whatever reason, they've chosen not to join either organization. And there's a number of them out there that joined both of us. So there's a big pocket out there of businesses that are not members.

Councilwoman Alice Roker:

I think we need to excite people. They may want to find out more about the place they're working in.

Supervisor Matt Slater:

The only other two things I just wanted to add quickly were last week; I believe it was last week, the Town of Cortlandt rolled out an advocacy campaign like this for their own community. I think it's very important the Town of Yorktown make sure that we are competing with our neighbors. I think it makes it that much more important. And secondly, and the Board knows this and we've been very upfront with the Town about this, we need to generate revenue. We need to generate revenue in the time of COVID more now than ever. The only other option we have is taxes, which is something that none of us want to see and do. This is going to help us generate revenue to cover the loss of revenue that we've seen from COVID and also help us move forward as a community and enhance our community and strengthen us financially in the face of a pandemic. I just wanted to make those two points because I think they're equally as important as we move this forward.

Sergio Esposito, Chamber of Commerce:

I always use the example of people who have these websites that never get updated. You go to the website and the business just looks like it's flat. This looks like we're in the game. It just looks alive and it looks like we're really here.

Supervisor Matt Slater:

We have our new website that's up and running. And now to pair it with this. I just think it's another step forward and, again, competing with neighboring communities I think is critically important for us, as well.

Bob Giordano, YSBA:

And to that point, Matt, Cortlandt is one example. There are 46 municipalities in Westchester and we are competing with 45 of them.

Supervisor Matt Slater:

Correct, and Yonkers also launched a similar campaign. I think last week they did one for restarting their local businesses. So again, it's just a forward thinking process and a forward thinking idea for us to execute. So if the Board has no more comments or question, I'll make a motion.

AMEND CONTRACT WITH THOMPSON AND BENDER

RESOLUTION #234

Upon motion made by Councilwoman Roker, seconded by Councilman Patel,

RESOLVED, that the Supervisor is authorized to enter into an amendment of the contract with Thompson and Bender in an amount not to exceed \$40,750.

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

Supervisor Matt Slater:

I'm very excited about this. Thank you. I just really want to thank the entire Reboot Yorktown Task force. This is just another thing that we've been able to identify and execute. We're very, very thankful for Thompson and Bender; your entire team for being such a great resource for our town. I do want to thank you all for all you've done during the pandemic and what we're going to continue to do for the Town of Yorktown. Thank you.

SOLAR POWER GENERATION SYSTEMS AND FACILITIES REINTRODUCTION OF AMENDMENTS TO CHAPTER 300

Supervisor Matt Slater:

Next on the agenda we're going to bring in John Tegeder and is Swarnov Pujari with us?

Swarnov Pujari, CSC Task Force:

Hello, everyone.

Supervisor Matt Slater:

For those who don't know, Swarnov is the Chair of the Climate Smart Communities Task Force, which we initiated this year and has been doing great work as a task force. Tonight we are going to be reintroducing the amendments to Chapter 300, entitled "Solar Power Generation Systems and Facilities." John, would you like to go over those amendments, please?

John Tegeder, Director of Planning:

I will be as quick as I can with them. They are fairly limited from what was presented the last time, meaning a year or so ago when it first came out. I will start by describing to you that some of the additions are some definitions, added a definition of ABACA, added a definition of accessory use in alternating and direct current. Under the existing ground mounted solar energy system definition there was a couple of words that were added there. It starts out by saying solar energy system that is anchored to the grounded. I added "or supported on a foundation and attached to a pole." I also added "to a column" and then it's also detached from any other structure. I added that it's for the purpose of producing electricity for onsite; I added "or offsite consumption." The definition of large-scale solar energy system was modified. It is one that now, instead of produce or exceeds 12 kilowatts - it was per hour; it is now 20 kilowatts DC (direct current) as rated by its nameplate capacity. The reason for that is that is a better way to state what type of size of system it is rather than kilowatt hours or the amount of energy it actually produces. So this is a nameplate capacity or a rating. Also, the size of them is up to one megawatt AC - that used to be per hour. Now it is AC on an area of land no larger than 10 acres. Number two is over one megawatt but not to exceed five megawatts AC on an area of land no larger than 20 acres, five megawatts was modified to come to be consistent with what the state allows. The state now allows up to five megawatts AC into a

grid from a solar farm or large-scale system. Added a definition of lock coverage, edited a definition IBM has a front separate road and a back separate road and then a front and rear front road, 3 entrances and exits they can go in and out altogether, but a smaller building like a school – do you think they will be able to do this someday because if they have a parking lot, they can generate their own electricity. of main use, also added a definition of principal use, which I'm making a distinction there – main use is the list of allowable uses in a given zone. Principal use is whatever main use you have selected, that is the dominant use on the site. There's a little distinction there that I purposely made because it helps make the distinction with the solar arrays whether they are accessory to a main use or whether or not they are a large-scale main use on the same site with a commercial entity. Small-scale energy system was modified from being a system that produces more than 12 kilowatts per hour of energy to a system that does not exceed more than 20 kilowatts DC as rated by its nameplate. Again, that is what I have been advised is a better way to explain and regulate the size of the systems. It also went up from 12 to 20 because as the systems are more efficient, the 20 kilowatt system up to 20 watt and over 12 is becoming more common on smaller areas and smaller installations. Under applicability, I just added some clarification. Under "D" where it says small-scale solar energy systems, it now is clarified as a roof mounted small scale solar energy system. Under "ground mounted solar energy systems," under "2," it was "setback" and I added setback and height and I modified it to reflect that the height regulations are 15 feet in residential and 20 feet in all other zones. That is consistent with our height restriction for accessory structures.

The next one, "3," I added some language in there about principal and accessory uses that I explained a minute ago. It basically says that ground mounted solar panels shall be included in total lot coverage. I added "and shall not exceed 50% of the area of," which was an addition, the lot "inclusive of all principal and accessory structures on the lot as required by the underlying zone. Under the paragraph "approval standards for large-scale solar systems as a main use permitted by special permit" under the first paragraph, large-scale solar energy systems were allowed only in an R-1, R-2, or R-3. They are now in all zoning districts. Many people had commented that they would like to see them more in commercial and non-residential areas. So this gives that that opportunity, not to mention the fact that it's very conceivable. We know now that a large-scale solar energy system can exist on a parking lot or on a rooftop of a large building and be over that 20 kilowatt nameplate capacity. We've seen one come in the IBM facility and is a 4 megawatt facility. Now, it is over a 10-acre parking lot, but nevertheless, it can happen. Think of the mall and some other large-scale installations. It goes on to say (this is an addition) that large-scale solar energy systems are not permitted as a sole principal use on properties within non-residential zones. This may not, in this case, be an accessory use or small-scale energy system. It still will not be allowed as a sole use on, say, a vacant commercial piece of property. The reason being that I don't believe that it is appropriate and this obviously is for discussion among the Board members that a vacant piece of commercial should be turned over to a solar farm in our hamlets, which we prize and take care of in terms of their visual quality. Under "special use permit standards," I added clarifying language about the heights again and that speaks to the 15 feet in residential zones and the 20 feet in all other zones. It says roof by added roof mounted system shall be limited to the height requirements of the underlying zone, except that panels installed on flat roof must be installed so they are not visible or suitably screened. In that same section under lock coverage, I added at the end "where a solar energy system is not the principal use of the site, lock coverage may exceed that of the underlying zone, but in no case shall exceed 50% of all principal and accessory structures on the lot, as required by the underlying zone." The next paragraph, under what was large-scale solar energy systems; I added ground mounted, so it says "all ground mounted large-scale energy systems shall be enclosed by fencing." And that goes on a little bit – I added at the end "fencing for ground mounted systems that function as canopies or carports above parking areas may not be required, provided the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affect." Two paragraphs down under "landscape screening and buffering," I added after the second sentence "large-scale solar energy systems shall be fully screened from adjacent residential property, streets or roads, on which it fronts or is visible from and any other views in which the Planning Board determines is necessary. Use from adjacent commercial property shall be minimized to the extent reasonably practicable and screened from streets or roads on which it fronts. Screening of systems that function as canopies or carports above parking areas may not be required, provided the Planning Board determines the visual and aesthetic impacts to the surrounding area is not significantly adversely affected. Screening and buffering may be accomplished using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area."

That is the extent of the modifications from later year's iteration.

Councilman Tom Diana:

I like a lot of the things you did in there. The one thing that, in my opinion, should be eliminated is that ground mounted in residential areas. It's unsightly, quite frankly, in my opinion. Roof mounting of the particular structures – it's white noise, so to speak – you don't see it but when you sit on your back deck, per se, to have to look at a structure other than a shed where you put your lawn mower or something like that, something that is normally in that particular type of area, in my opinion, is distasteful.

Councilwoman Alice Roker:

We might have some in downtown already.

Councilman Tom Diana:

Yes we do, but that's before we had a law that would prohibit it.

Supervisor Matt Slater:

Wouldn't it be taken care of with the screening requirement, John?

Councilwoman Alice Roker:

Yes, you wouldn't see it.

Councilman Tom Diana:

But if you're on your deck and he's down from you, you're going to see them. I just don't agree with having them in a residential on a half acre lot or something like that.

Councilman Vishnu Patel:

At the Field Home there was a doctor and he lived near a house – this is a smaller lot – half of the lot was covered with ground mounted solar. The doctor was mad enough that he said he would move, sue, etc., and I don't know what happened there but the guy made it larger where it was actually the square footage of his home. Every time the doctor moved around his own house, he looked out a window and saw a solar panel. Ground mount has to be somehow restricted or modified or under the supervision of the Planning Board – how it is shielded from the neighbors.

John Tegeder, Director of Planning:

It does do that. I want to make the distinction between using it as an accessory use on an existing home as a ground mount in your backyard. It will be harder to screen because the lots will be smaller, so that is an issue that I understand. I think that's what you're speaking to, Tom. The other situation would be a vacant, larger parcel that happens to be in a residential zone, where a landowner wants to do a stand-alone larger system in which there is greater ability and opportunity to screen adequately. I'm not sure that you're talking about those, right?

Councilman Tom Diana:

No, I am not. It's just ones where you're putting it in a development of a half-acre lot, per se – I'm just using a number.

Councilwoman Alice Roker:

Do you want to outlaw them completely? You just can't do it on a small lot – quarter acre, half acre?

Councilman Tom Diana:

Yes – your quarter acre, half acre, one acre lots where it takes up half of the backyard.

Supervisor Matt Slater:

We already have some of those in the town.

Councilman Tom Diana:

Exactly, but we also didn't have a law at that point when they were put up and they were allowed in. I didn't like them then.

Councilwoman Alice Roker:

But you would have to grandfather them now.

Supervisor Matt Slater:

John, could we provide the same language and mandate proper screening?

John Tegeder, Director of Planning:

You could do that, of course.

Councilman Vishnu Patel:

You have to meet the volume of the panel – how many ground panels you’re putting in, right?

John Tegeder, Director of Planning:

Yes, Vishnu, you’re correct. I want to point out that this law, when it’s an accessory use and a smaller scale system, it can only be the type and amount of energy that can be used at the main use. So it can only be an accessory use. In other words, you couldn’t do a large-scale solar system in your backyard and just connect it into the grid and have a developer lease it from you. We can strengthen the language to that effect, as well.

Councilman Vishnu Patel:

Many older homes are mixed in with newer homes. If it’s an older home that has this and the owner sells and the new owner wants to do renovations, will this affect the property value because maybe the solar cells are no good after 5 years.

John Tegeder, Director of Planning:

Solar cells last more than 5 years.

Councilperson Vishnu Patel:

What if the buyer wants to put in a new roof? Then there is the additional cost of removing the cells and putting them back or maybe the new owner doesn’t want them. Won’t this affect the value of the home?

John Tegeder, Director of Planning:

What happens is, and Swarnov can correct me if I’m wrong, but I believe that if you have a solar installation that goes on your roof, it has to be a roof that still has 20 to 25 years life in it or you’re getting a new roof before you get the solar installation. I think that’s how it works.

Swarnov Pujari, CSC Task Force:

No developer is going to come to your home and install anything unless your roof is warrantied for at least 20 to 25 years, in certain cases. People have put it off as long as the roof has 10-year life on it, but usually the roof renovations are done at the time of the installation.

John Tegeder, Director of Planning:

Yes, for obvious reasons, just exactly what you said, Vishnu.

Councilman Vishnu Patel:

Roofs cost a lot of money, so somebody’s selling it and you want to increase the value of the property, which is a good think to do. I hope that we all have solar, one way or another. Jefferson Valley Mall has beautifully done panels on the roof, but I don’t think there should be any in the parking lot. How do they manage the heights with trucks coming in and out.

John Tegeder, Director of Planning:

In residential zones, you will not be able to do the carports that will accommodate the passage of trucks because the height will restrict you. In commercial zones, you will be able to do that because the 20 foot maximum will afford you at the low end about 13 and a half feet, which will allow the typical large tractor trailer to pass.

Supervisor Matt Slater:

We had this conversation with IBM with regards to their project, as well. Right, John?

John Tegeder, Director of Planning:

Correct.

Councilman Vishnu Patel:

IBM has separate roads for front and back entrance and exits. Do you think smaller buildings, like schools would be able to someday do this? If they have a parking lot, they can generate their own electricity. That means lower taxes and saving energy.

Supervisor Matt Slater:

The question was posed to both IBM and Granite Knolls when we had Doug Hertz here. Granite Knolls is going to need to get some trucks through that area. There are some safety issues that we needed to make sure were addressed as well, such as a fire engine. If there's a car fire or something like that, we have to make sure a fire engine would be able to get through. We were assured that the height of the panels wouldn't deter from that happening.

John Tegeder, Director of Planning:

Just one other comment, pursuant to yours, Vishnu. Your vision was that, as far as schools are concerned, they are all in residential zones and they are not subject to our zoning laws so I don't think this regulation, or any of ours, would necessarily pertain.

Councilman Ed Lachterman:

The property that Councilman Patel was bringing up before – I had gone a couple of times to look at it. So this was a property where the array was built in the backyard, but the problem with it was that it was downhill and that's why it was hugely visible. So I'm not sure whether in that case it would be denied because you can't do the screening properly.

Councilman Vishnu Patel:

He had a very large number of panels. I don't know whether he wanted to sell it or not, but it's not just for personal use.

Councilman Ed Lachterman:

I think he had 32 panels and for that size that would probably appropriate. I have 26 panels on mine. So it was probably appropriate to generate the electricity for that house alone.

John Tegeder, Director of Planning:

By the way, I believe that in order to get the best NYSEERDA rebate or discount, you cannot exceed 100. I think it's 10% of the amount of electricity that you need or your demand over the course of a year. So on the residential properties, you're really only likely to see a raise that were serve that residence.

Councilman Tom Diana:

I have to be honest with you, I don't like the idea of us allowing them to be put in town; I think they're going to become an issue. I think they're going to become a retail issue when a neighbor has them on his roof on one house and you go on you back deck and you see these other structures that are industrial, in a sense, that are in a residential area that has nothing to do with industry. We talk about screening; these can't be screened from someone who is above them. I don't think that it's right in that type of residential atmosphere.

John Tegeder, Director of Planning:

I understand your point.

Supervisor Matt Slater:

John, did you receive the memo from Jay Kopstein where he provided comment? Did you want to address any of the issues that were raised?

John Tegeder, Director of Planning:

I believe he had two issues. One was under the large-scale solar energy system definition where I spoke to you about where it says up to one megawatt AC on an area of land no larger than 10 acres. He suggested that was supposed to be smaller. The point here is that you want to limit the upper amount of what can go on a particular parcel. For instance, I will tell you that if you recall the Foothill property, that's a two megawatt, and that's on about 12 or so acres. So to get two megawatts, you're going to need more than 20 acres. It's there to actually limit the largeness of what we can expect in town so you don't get this huge 30 acre, 5 megawatt large array. So that's the point of that one.

The other one actually ended up as being part of a sentence that was inadvertently removed. I think that's corrected. It said "all applications for a solar farm shall be accompanied by a decommissioning plan to be implemented upon abandonment or cessation of activity or in conjunction with removal." What it didn't have was "of the facility prior to issuance of a building permit." It then went on to say "the Planning Board, in its sole discretion" and was put back in.

Councilman Vishnu Patel:

Suppose there is a fire or an old house that had solar panels and someone wants to do a demolition. Will this increase the cost of the demolition because of all of the material in the solar cells? Or cause an environmental issue?

John Tegeder, Director of Planning:

I don't believe there's environmental issues, Vishnu.

Councilman Vishnu Patel:

If they're to do a demolition, a bulldozer will probably take it away.

John Tegeder, Director of Planning:

That's probably correct on a residential system, yes.

Supervisor Matt Slater:

Swarnov, do you want to comment on any of that?

Swarnov Pujari, CSC Task Force:

When it comes to any kind of demolition or the taking apart of these kinds of systems, there are companies that are popping up that are actually taking those panels because there is a huge after-market for them. While people say their life is 20-25 years, some are still operating into 30-35 years. In certain cases, they're actually taking these panels, aggregating them, and then shipping them off to locations like opportunity zones within the US or even into nations that are rebuilding or developing their electric grid. These things are assets. I don't know the demolition business, but from what I do understand, a lot of people will do demo with the sole focus of taking the materials out of the building that they can and scrap those. Obviously, a solar panel would probably be among the higher value items to probably rip off the roof, especially since they're not focused on reinstalling on that property. So to address your concern, there are companies that are out there, they're growing, that actually have value for panels and an after-market kind of sense. It is an emerging market.

Councilman Vishnu Patel:

There is a new generation of solar cell where you not only produce electricity, but heat. You can heat the water coming in to your home. Is this anything we have to regulate because there will be a lot of plumbing involved.

John Tegeder, Director of Planning:

Those systems are now quite rare, to my knowledge.

Councilman Vishnu Patel:

We already have it in Yorktown. You do two good things: heat up the water and produce electricity. Those cells are available now on the market.

Swarnov Pujari, CSC Task Force:

You can definitely purchase those kinds of systems, they've been around for a while, or solar heaters. Most people are actually switching to electric these days. So they'll use the electricity from the panels to run an electric water heater. Some think with HVAC kind of systems. When it comes to heating and cooling, people are starting to switch towards things like heat pumps, or more efficient furnaces, and AC units. So everything is kind of moving towards just utilizing the raw electricity produced from the panels as opposed to using solar energy directly to heat water, which again, people have done it. I haven't seen much adoption of those kinds of systems at this point anymore.

Supervisor Matt Slater:

I just had one question for you on the statement of purpose and intent. I remember having a meeting with the Westchester Land Trust about this and remembering the comments that were received during the original public hearing last year, does it make sense to put a bit of a roadmap in this section outlining some of our preference of where we want to see these types of facilities? I mean,

specifically, focusing on brown fields or parking lots and one the bottom of that preferential list would be land that requires the removal of trees.

John Tegeder, Director of Planning:

Sure, you can do that. Other communities, as I understand it, have done similar statements at the beginning of their law.

Supervisor Matt Slater:

That would provide a pretty clear roadmap, as they call it, right?

John Tegeder, Director of Planning:

It provides what the Town Board is intent of what they are preferring to see. It doesn't exclude others, but certainly puts everyone in the development community on notice where you would like to see those. And that's valuable.

Supervisor Matt Slater:

Any thoughts from the other member of the Board on that point?

Councilman Vishnu Patel:

I have another issue, like a historical building or like the YCC building. Can you put the solar cells in buildings like that?

Supervisor Matt Slater:

We'll get back to that in a second. Can we just stay on this first issue, if we can?

Councilwoman Alice Roker:

I like the roadmap.

Councilman Tom Diana:

Repeat what you just went over.

Supervisor Matt Slater:

So I met with the Westchester Land Trust and they had pitched it as a roadmap. And, in a sense, this is what we heard from the folks over at IBM – give us a roadmap and tell us where you'd like to see these types of projects in almost like a hierarchy. I think it would be important for us, as a town, within the code to provide that roadmap identifying things we'd like to see. We wouldn't have an issue if they were on brown fields or parking lots, and give us a little bit of an outline of a hierarchy of preferential sites; understanding, again, that any proposal that would require the removal of trees would be on the bottom of that hierarchy.

Councilwoman Alice Roker:

This is one of the questions I have been asked by people who own farms, because this is a way that they could earn money.

Supervisor Matt Slater:

We can add "on utilized farmland" as a preferential site. I think it's important to think of these as roadmaps, not roadblocks. Let's let people know, who are interested in bringing business to the town where we, as a community, would like to see them in a specific hierarchy of choices, if that makes sense.

Councilman Tom Diana:

As Alice was saying, some of the farms have, say, 10 acres back away from everything. It's totally shielded but gets a great amount of sunlight. There you go – you've got a place where you can put it instead of brown fields and then your parking structures seem to be very popular because that's open area and the panels provide a bit of shade for the cars and safety for the parked cars, but generates enough power to give back into the grid.

Supervisor Matt Slater:

The roadmap is giving them the ideas of here's where we'd like to see these things happen. Not saying it can't happen elsewhere, but what our preferences are in these types of areas. I'm curious, Swarnov, in your experience, would you find something like that beneficial?

Swarnov Pujari, CSC Task Force:

Just look at it from even a raw economic perspective, from a solar developer's standpoint, having to do less work to clear land, or even do any kind of pre-engineering, pre-construction work to get a panel up, is going to benefit them financially. And, not even mentioned, are the benefits to the town from an environmental front, if we prioritize already developed areas.

Supervisor Matt Slater:

Maybe in the final version we can include that in this section. I don't hear any objections from the other members of the Board.

Councilman Tom Diana:

I said the only part I don't like is the above ground structure in residential areas.

Councilwoman Alice Roker:

Are you going to limit them in areas where people have large lots, like four or five acres?

Councilman Tom Diana:

No. In other words, your developments now that are on half and one acre may have to have limited the amount of acreage that they're on in residential areas. Now, if there's somebody who has a house on an acre and then they have 10 other acres and they have a spot they want to clear and put something or if there's a clear spot where they can put it where it's not going to hamper people's enjoyment of their own property that would be okay. Let's face it, that's why people move to Yorktown because we do have all this beautiful property and people want to have their tranquility. My opinion is that this does not yield to that.

Supervisor Matt Slater:

Swarnov, from your standpoint, do you see a high frequency of ground mount development on half acre lots?

Swarnov Pujari, CSC Task Force:

It's infrequent, at best, even in California. Most installers are going to look at the roof and they're going to prioritize that just because once you get into the ground mounted space, it's just additional engineering work, they usually have to deal with the town again with additional permitting efforts. Usually when you see a ground mounted system, you're talking about a larger property size and someone is trying to get a decent enough 20-30 kilowatt kind of solar system onto their property to cover all their energy needs. So rarely are you going to see it on smaller acreage. I doubt, and I say that with caution, that prohibiting something of this nature – ground mounted system in a small acreage kind of residential zone would restrict development of solar systems in the town.

Councilman Tom Diana:

We already have one that I know of in a residential area, not to include the Yeshiva because that's semi-commercial. That's one you really can't see.

Councilwoman Alice Roker:

So what acreage do you want to take out - quarter, half acre, one and a half acre?

Councilman Diana:

I would say up to at least an acre. What do you think, John?

John Tegeder, Director of Planning:

If you're going to limit that, I would say that's the starting point. One acre.

Swarnov Pujari, CSC Task Force:

On that topic to close it off – is there any benefit to potentially finding a way to design that into the course of the house? Meaning if it's a deck canopy kind of thing, building a physical shed with panels on top, building a greenhouse in the backyard. Would that be prohibited by a "ground mounted" system if the structure is...

John Tegeder, Director of Planning:

No. It wouldn't be considered ground mounted, it would be roof mounted, so that would be allowed.

Councilman Vishnu Patel:

If somebody has a wetland in their backyard and is a two acre lot, is there any restructure on the ground mounting?

John Tegeder, Director of Planning:
The restriction comes under the Wetland Lw.

Supervisor Matt Slater:
With that being said, this was a very good conversation. We're going to move forward in this process. I'm going to motion for a public hearing to consider amending Chapter 300 by adding a solar energy system law to be reconvened on July 21, 2020.

Upon motion made by Councilman Patel, seconded by Councilwoman Roker, the public hearing to consider amending Chapter 300 by adding a solar energy system law is reconvened to July 21, 2020.

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

ARTS AND CULTURE COMMITTEE

Supervisor Matt Slater:
Before COVID we were talking about an Arts and Culture Committee. The Chamber of Commerce, unbeknownst to the town, recognized the need for it as well so on their own accord, created their own Arts and Culture Committee. We are going to reconvene that conversation because I think it's important for us to fold the two together. Obviously, an Arts and Culture Committee in the Town of Yorktown brings so many benefits, in so many ways. So I wanted to reconvene that conversation about folding the Chamber's and the Town's and seeing if we can get this Arts and Culture Committee off the ground and running.

Sergio Esposito, Chamber of Commerce:
We had a very successful first meeting with Bruce Apar spearheading the group. We had about 20-25 distinguished people in the room and it was very impressive. We came to the Board and introduced and I instantly got a lot of feedback. It only makes sense to join forces with the Town and what could be better? The Chamber of Commerce Board was also behind it – there wasn't any pushback at all.

Councilwoman Alice Roker:
May I ask, Sergio, who's on your committee?

Sergio Esposito, Chamber of Commerce:
Bruce has the list of people who want to be involved. Then we met and then COVID hit and that kind of put the brakes on the whole thing. So I don't have a list in front of me. Bruce would probably be better at answering that question.

Councilwoman Alice Roker:
I'll explain why I asked you the question. There are different people from the different arts in Yorktown and one of them is dance. There is a woman here who is quite famous. Are you willing to accept any new members to your committee?

Supervisor Matt Slater:
I think actually what we're going to talk about, Alice, is we're going to bring in their committee and we're going to almost recreate it, in a sense, but in partnership with the Chamber.

Sergio Esposito, Chamber of Commerce:
Whatever it's going to take to make this something special for the town, where we can bring this kind of culture back into the town, we are willing to do. You know, one of the ideas is to utilize something that's been heavily under-utilized for many years – the Yorktown Stage.

Councilwoman Alice Roker:
I agree with you.

Supervisor Matt Slater:
So here's the proposal for this board to consider. It would be a dual co-chairs, one from the Chamber, one from the Town, five member in total, which is negotiable. Three from the Town and two from

the Chamber. The Chamber continues its efforts on their end and the Town's able to provide and solicit additional members, as well. I think it's a true partnership and marriage between the Town and the Chamber to get this off the ground.

Sergio Esposito, Chamber of Commerce:
So it would be a seven-member committee.

Councilwoman Alice Roker:

The way you get people excited again is by doing things like this, and I know some people would want to volunteer. I'll call them. We have people in Yorktown who are really good to lend a name to this.

Supervisor Matt Slater:

I love it and I've heard that people are really eager for something like this to happen because they recognize there's a gap. I think we can do some special things moving forward. So that's the concept, and if the Board is amenable, then we can proceed. We can have the Town Attorney craft the resolution for next week.

Sergio Esposito, Chamber of Commerce:

Thank you. I really appreciate it and I'm excited. I really think we need this. I just want to give a shout out to the Garden Club. It looks absolutely beautiful everywhere. They work so hard.

Councilwoman Alice Roker:

I'm looking forward to us coming back together in Town Hall and recognizing the people who, during this hard period, went out there and volunteered. It's beautiful.

Supervisor Matt Slater:

As a reminder, I'd like to put a plug in for the Yorktown Strong signs that are in front of Town Hall and the library – go get your Sharpie and write them a note. It's a big thank you to all of our first responders, frontliners, grocery store workers, doctors, nurses. Thank you.

TRACTOR SUPPLY COMPANY - PROPOSAL ROUTE 6

Supervisor Matt Slater:

We're going to bring on Matt Darling and John Tegeder, Director of Planning. Matt is the Vice President of New England Retail and wanted to come to the Board about an exciting project for the Town of Yorktown. Matt, take it away.

Matt Darling, VP New England Retail:

Thanks for having me on tonight. I am the preferred developer for Tractor Supply Company based out of Nashville. They have about 2000 stores across the US and they tasked me with finding a location in Westchester County, specifically Yorktown. I've developed about 40 of their stores across New England and New York over the past 15-16 years. We've identified a site, the address is 76 Route 6 in Yorktown. It's pretty much the last property on the northeast corner of town. I would say it's a mile or so east of the mall. It's a larger lot, 17 or 18 acres currently, and we are proposing to acquire about 5 of those acres. I have a plan but I don't think I can show it to you from my iPad, but there is potential that I can share it later. So it's a 5 acre site that we're proposing to acquire and it'll be subject to a subdivision. The hurdle right now is that the site is zoned light industrial, which doesn't permit retail and Tractor Supply is a retailer. It's an agricultural farm hardware supply store and so we would need a zone change. I've met with Matt and John and we've discussed some possibilities. I believe it would be up to this Board to authorize such zone change that would permit a retail operation such as Tractor Supply.

Councilwoman Alice Roker:

It's mostly wooded there and the course is there. Correct? So why is it industrial?

Supervisor Matt Slater:

I just want to make it clear, Matt, that you've been trying to acquire other sites for your store including some vacant properties that are in town, as well. Correct?

Matt Darling, VP New England Retail:

That's correct.

Supervisor Matt Slater:

Okay, since those proposals never came to fruition, now you're moving to this alternative. I just want to make sure that your first stop was trying to fill some of the vacancies that are within the Heights or within the town.

Matt Darling, VP New England Retail:

The big challenge with Tractor Supply is they have a very large fenced outdoor display area, it's about 15,000 square feet; it's almost equal to the size of the building that they require, which is 19,000 square feet. So if you add in the trailer display area in the parking lot, which is 3,000 feet and the sidewalk display, you almost have 20,000 square feet of outdoor space. A lot of the vacancies in town are in under parked lots, which the parking lot would be the only conceivable area that you can put such a fenced area for outside display. And with the parking situations being so small and a lot of these vacancies such as the former Toys R Us or the old KMart area, unless you were to take down part of the building, it just wouldn't work. And the other side of it, they wouldn't just do the whole thing inside; that doesn't work either because of the others can't afford to pay the rent on a 40,000 square foot building, whereas their products are designed to be sold in a 20,000 square foot buildings.

Supervisor Matt Slater:

Can you explain what Tractor Supply Company sells?

Matt Darling, VP New England Retail:

The Tractor Supply Company sells everything but tractors.

Councilwoman Alice Roker:

Can you explain the outdoor display?

Matt Darling, VP New England Retail:

In the outdoor display you'll find things like fencing materials, even kayaks in the springtime, there will be things like corral fencing if you have a farm animal or a dog kennel. There'll be some ladders and troughs and bigger items that usually can't fit inside the store. They don't sell tractors. They do sell implements for tractors.

Councilwoman Alice Roker:

Then why do they call it Tractor Supply?

Matt Darling, VP New England Retail:

They started back in the 1930s with 3 stores out in the Midwest and 100 years ago, they thought it was a good idea and it just kind of stuck. They've grown to 2,000 stores today with a big headquarters in Nashville, so they're doing something right.

Councilman Tom Diana:

It's kind of like a big Agway. John, a question on that lot there. If I'm not mistaken, we had some questions on where they were looking to put a store years ago – isn't that area up there already subdivided into one larger and two smaller lots?

John Tegeder, Director of Planning:

No, it was going through a subdivision and a commercial site plan. It never got to the end – it got very close. So it actually has a very well developed set of layouts and plans and all sorts of studies, but it never got over the finish line. It's not subdivided, although the Planning Board is quite familiar with the property because of all the work they did on it with the applicant and owner.

Councilwoman Alice Roker:

So you're going to buy one of the lots?

Matt Darling, VP New England Retail:

Yes.

Councilwoman Alice Roker:

John, when you have it at Planning, was it going to be subdivided for a warehouse or something like that?

John Tegeder, Director of Planning:

It was going to be subdivided for warehouse type/office/contractors, garage and warehouse, things like that. Similar to what you see on Navajo Road and similar to what you see on Front Street.

Supervisor Matt Slater:

Any questions or concerns from the Board?

Councilman Vishnu Patel:

So they sell all the things for the local farmers and home growers?

Matt Darling, VP New England Retail:

Exactly.

Councilman Tom Diana:

Well, I'd say it would be a nice addition to the town to have that. It would be a draw. I go to those places and they're a fun store.

Supervisor Matt Slater:

Matt, they would be the only store in Westchester County, correct?

Matt Darling, VP New England Retail:

Currently, yes. I have no other plans for another at this point, unless something comes up. They can survive about 30 minutes from each other and this location is about 30 minutes from Paterson, New York, which is their nearest store. I have one under construction in Wappingers Falls, which is about 30 minutes north of Patterson. I guess I'll go ahead and submit a formal application.

Supervisor Matt Slater:

I don't think there are any objections from the Board but go ahead and proceed. We're looking forward to welcoming you to Yorktown.

Matt Darling, VP New England Retail:

Great. I appreciate that. Thank you.

FOOD SECURITY TASK FORCE

Supervisor Matt Slater:

Next we are going to welcome Katherine Frase (First Presbyterian Church Food Pantry) and Cindy Smith (St. Mary's Food Pantry) (absent). This is a conversation that we've had and have highlighted quite a bit. Our food pantries have excelled during the COVID pandemic, providing just incredible services to our neighbors. The need has really grown. We've been engaged in conversations with many of our food pantries. We had a conversation with Katherine, as well as Cindy Smith from St. Mary's and the idea we discussed is a Food Security Task Force. I know the County's also engaged in this conversation, but I think it's important for the Town to engage in a conversation about food security. Katherine, do you want to explain to the Board some of the things that we discussed?

Katherine Frase:

Sure, thank you. All of us have seen our volume increased by two, three, or four times during the pandemic and so we're all scrambling a little bit to cover that, but we have great support from the community, great support from local businesses, great support from our volunteers. But what I think we've started talking about is, leave aside the pandemic, there's probably more food insecurity in the Town of Yorktown than most people are aware of. And we are all probably working very hard, but we're not necessarily working in a coordinated manner. So we thought that we should really have two goals. One is to figure out ways to better serve those who are hungry in our community. Second, is to raise awareness around the town that this is an issue in our community, that we are a blessed and prosperous community, but that doesn't mean that there still aren't a lot of families that are hungry. And families of all ages, working families, elderly veterans - we see need across the board. So we had a great conversation about putting together a task force, we talked about who else we might include in that to really coordinate the approach around the town, and how we might pool the information and data that each of us already holds to try to get a more holistic view of what the need really is and have a better idea where to focus.

Supervisor Matt Slater:

We had a conversation on one of our Zoom updates during the height of the COVID crisis, focusing on our food pantries. That conversation was between yourself, Cindy, and Dave Humphrey who runs the Yorktown Food Pantry, who's been a great advocate. We had Faith Ann Butcher from United Way join us. Just seeing the collaboration in that brief conversation was terrific and building off that, to your point, providing a forum or an avenue for our food pantries to coordinate and share information and best practices can be very beneficial to the town and to those you serve. It's not just food security, there's other things that go along with that. There's health issues, social issues that I think we can dive into, just by opening this one door.

Councilwoman Alice Roker:

This is a very difficult problem in Yorktown. People are proud and you want them to maintain that. I have gotten to know people we've helped over the years. I would love to work with you. I'm sure the president of my Rotary group would let me be a volunteer on your group because I think people hear the word Yorktown and they automatically assume that we're very wealthy. We're friendly, and we have a wealth of friendship, but not everyone has a wealth of money. I'm glad you're doing this because it's so necessary. It's very necessary, particularly with the amount of seniors we have, and some is for the working families who don't earn a real living wage.

Supervisor Matt Slater:

Any other member of the Board? Any comments or questions for Katherine?

Councilman Tom Diana:

I've seen Cindy and Katherine directing traffic on a couple of Saturday mornings on Route 6 to get the people in and out, and I have to admit, it's quite orderly the way they get them in and out of there. It's impressive.

Supervisor Matt Slater:

Katherine is over at the First Presbyterian Church right off Route 132 and 202. Cindy Smith is from St. Mary's. We've also got Dave Humphrey from the Yorktown Food Pantry that run right out of the Capellini Center in town. We now have another food pantry over by Wilkins Farm, the Korean church just started. So clearly there's a need. This is a great effort for the community to get behind. Councilman Lachterman, you wanted to say something?

Councilman Ed Lachterman:

How have donations been compared to the increase in need? It must be exponential, with the amount of people coming in increasing.

Katherine Frase:

I would make two comments. The first really is a shout out for Feeding Westchester, they are a fabulous partner for us, and the whole Feeding America network. Help from the state has made most of the food we get from them free. We're shipping something like a million pounds of food out to the pantries of Westchester County every week and I don't know how they're ever going to close their budget, but we are really grateful. For the donation side: it's been overwhelming – financial donations, food donations, donations of all kinds. We are probably seeing about three times the level of donation we would in a normal year, which is wonderful and we need it. I think it may also be that people really want to be doing something. At the moment it's hard to do something. Even in our own pantries, we're having to limit the number of volunteers in order to maintain safe distancing. And so people donate instead and it's been wonderful.

Supervisor Matt Slater:

When people came to me and started contacting my office, we couldn't put people together, so I said we have great food pantries, go help out one of them and gave them a list of what the pantries needed. Look at the Lakeland teachers and what they we are doing up at St. Mary's; they put these incredible collections together. People just want to help and they don't know how, and the food pantries have provided them a great way of accomplishing that, and I hope they continue to do so.

Councilman Ed Lachterman:

Katherine, if I wanted to donate to the food pantry, what's the best way to do so?

Katherine Frase:

If you would like to donate financially, go to the First Presbyterian Church website and you will find the food pantry and you'll find a click to donate electronically. If you want to donate food, our Facebook page is always updated with what we most need, but I will tell you that we need breakfast cereal any day of the week. There are bins both in front of the church on Route 202 and behind the church where the playground used to be for the preschool. So there are bins you can drop off the donation anytime, any day, and we empty them regularly.

Councilman Ed Lachterman:

I know you said Feeding Westchester has been able to get you stuff for free right now. When they revert back to a charge, I know they do, but I think that ... isn't a monetary donation like a four-to-one value there?

Katherine Frase:

It is. The reason I mentioned both is because Feeding Westchester is a great source of volume but may not be a great source of variety. So, for example, I can't get breakfast cereal from Feeding Westchester. It doesn't matter whether it costs money or not; I just can't get it. So we really need both pieces.

Councilman Ed Lachterman:

When you say breakfast cereal, is there any type?

Katherine Frase:

Anything.

Councilman Vishnu Patel:

Can I ask something?

(Connection with Katherine Frase was lost.)

Supervisor Matt Slater:

I apologize, Councilman Patel. What was your question? Hopefully, I can answer.

Councilman Patel:

The YCCC has a thrift store but because of COVID it is shut down. They have a good pantry downstairs in the basement where volunteers work bagging groceries. We should continue to support our local food pantries. Thank you, Katherine and Cindy, both of you do a wonderful job.

Supervisor Matt Slater:

I see Cindy Smith just joined us. Hello, Cindy. We had a great conversation with Katherine and I think the board is supportive of moving this forward. We just really thank you for your efforts and all of St. Mary's for what they do for our community. Thank you so much.

Cindy Smith, St. Mary's Church:

Thank you.

UPDATE ON VALLEY FIELDS PAR 3 GOLF COURSE

Supervisor Matt Slater:

We have our Parks and Recreation Superintendent, Jim Martorano, as well as Joe Falcone from the Parks and Recreation Commission. We also have with us our Town Engineer, Michael Quinn. This is an update on Valley Fields Par 3 Golf Course and, hopefully, we have an exciting update for the town. Jim, would you want to take it away?

James Martorano, Parks & Recreation Superintendent:

We had a little snafu with the DEC but since this past week, we had put in the NOI that was needed. They're just waiting for the Town Board's signature to approve of the SWPPP. Town Engineer Mike Quinn had reviewed that and he had a few items that he wanted to be touched up on, wrote up a memo, and they've already touched up on many of those items that Mike identified.

Supervisor Matt Slater:

Mr. Quinn, do you want to provide us an update from your standpoint?

Michael Quinn, Town Engineer:

I'm sure the documents are pretty close to what we need to approve, or sign off on, so they could submit an NOI. Essentially, we have to send documentation to the DEC saying that we've reviewed and accepted their stormwater report and engineering design. Some documents were submitted yesterday, I did the review with Jim, I wrote up the comments – they're relatively minor. So, hopefully, there's no issue on the other side, and they submit a final set of documents that we could sign off on. Then we can submit the documentation to the DEC. Once we do that, I will follow up with them to make sure it's acceptable because right now we have a cease and desist letter from the DEC. Our hope and expectation will be that once they've accepted the town's sign off, they'll remove that letter and then work will resume on the project.

Supervisor Matt Slater:

Like we need a ribbon cutting just to resume the work. We've got Sean Murphy, I believe, on the phone. Anything you want to add, Sean?

Sean Murphy:

I think we're in good shape. I think everybody's on board and, hopefully, the DEC gives us the okay to get back to work and we can move this project forward.

Supervisor Matt Slater:

How about Mr. Falcone?

Joe Falcone, Parks and Recreation Commission:

I was there yesterday and things look nice. He's trying to do the best he can, but he kind of dropped the ball – I told him that again. You have to do what you have to do to get this thing going. Hopefully, now we're on track and let's move on.

Councilwoman Alice Roker:

Who's got the papers?

Supervisor Matt Slater:

Mr. Quinn, did you send back the papers with your comments? Or are you still refining your comments?

James Martorano, Parks & Recreation Superintendent:

He did. He sent a memo to me today and I forwarded that along to their team and their engineer. I got a response back; I'm not sure if Mike has seen their response.

Supervisor Matt Slater:

What was that, Councilwoman Roker?

Councilwoman Alice Roker:

I would like him to call the engineer tomorrow because if we could file these papers by the end of the week, that would be wonderful. That should be the goal.

Michael Quinn, Town Engineer:

I think that's very doable.

Supervisor Matt Slater:

Excellent. So the goal is to get this filed by the end of the week.

James Martorano, Parks & Recreation Superintendent & Mike Quinn, Town Engineer:

Yes. Correct.

Supervisor Matt Slater:

You know, this thing has been on my list every week for quite some time. I'm going to be excited when it's no longer there. John Tegeder, did you want to add something?

John Tegeder, Director of Planning:

I just wanted to add a reminder that you need to finish your parking plan at the Planning Board, as well.

James Martorano, Parks & Recreation Superintendent:
John, can you get us on the next agenda?

James Martorano, Parks & Recreation Superintendent:
I will hold one for another meeting cycle; yes, of course.

Supervisor Matt Slater:
Sean, you're on for the next one.

Sean Murphy:
I'll come through – without a doubt, that will be a priority on my list. John, maybe you and I can sit down or get a conversation going just so you can speak to me about exactly what we need to do over there.

John Tegeder, Director of Planning:
Excellent. Yes.

Supervisor Matt Slater:
I'm happy to be a part of it. I know you have some great resources with Joe Falcone from the Commission, and our Town Engineer, and, of course, Jim Martorano. I do want to thank everybody for coming together on this very important project and actually getting it back off the ground. It is a true team effort and you all deserve a round of applause from the Town Board. So thank you.

Sean Murphy:
Thank you, Matt. I want to thank the Board – the Town of Yorktown looks awesome and how everybody handled the pandemic situation. Thank you and take care.

HALLOCKS MILL SEWER EXPANSION

Town Engineer Michael Quinn:

I wanted to give an update to the Board. When I last came to the Board in January to give a little overview of the project, one of the key items we had to move forward was to get the intermunicipal agreement with Westchester County resolved. Essentially, we're getting the project as a \$10 million preliminary commitment from the DEP. Those funds are being held by Westchester County and so we need to execute an IMA with the County to transfer those funds to Yorktown. We originally had a meeting, I think with the Supervisor in March, that was cancelled due to COVID so we really only recently re-engaged with the Westchester County Planning Department. I guess they're trying to make sure that the conditions that we have to meet as part of our project are consistent with what other projects have done when they received their \$10 million commitments. The two items that the County mentioned, one is they want to make sure that the town is committing some of their own funds or the benefitted owners are committing funds. So it's not just a \$10 million project; it's a larger project where there's some shared "skin in the game," if you will, from the municipality. We have a \$14.3 million project, so we check that box.

Supervisor Matt Slater:
I did push back on that with the County when they said that we needed more "skin in the game" and I asked how many more millions is enough "skin." They did acquiesce on that particular point.

Town Engineer Michael Quinn:

Yes, so we got a check there but the second item is one that we need to talk about or we need to resolve. The concern that the County has with our project, as currently proposed, is that we're going to be installing all the Town's roughly five miles worth of new sewer pipes with the branch going to each property line and then the homeowner would have to run it from the house to the property line. Now, for a gravity sewer line, that's a couple of thousand dollars. If it's a pump system, the costs are significantly higher on the order of \$15,000. We gave a range in our map plan report. The concern that the County planners have, and this is not a new concern (they've always had this concern), is that people are not going to connect that have to be on a pump system, which has to do with the low pressure sewers. They asked the Town to consider, as part of our funding, to pay for the pumps that would be furnished to the homeowners that would be receiving a low pressure pump system. Now, according to the manufacturer's information that we got, we've talked to the sales vendors, this goes back to when we were doing the map plan report, you're talking about \$7,500 to \$8,000 to buy the pump system. Roughly one-third, at our planning level study, of the parcels (I think 120 out of 315) were going to be on a low pressure pump system. So the Town's commitment

in this regard would be almost a million dollars, if we were to furnish the pump systems. When we put together the estimates for the project, our \$14.3 million project budget right now does include a \$2.5 million contingency. When we're at the planning level, I think that it's smart to have a large contingency. We're still hoping that we can keep this project in the \$14.3 million range, but obviously, if the Town would be purchasing the pumps, that is another rough ballpark figure of a million dollars to get the County fully on board with what we want to do as part of the project for Phase One.

Supervisor Matt Slater:

Michael, if I can just interject here. The conversation with the County and again, Adam, feel free to jump in at any point, was more so that they wanted originally for us to provide some type of compensation to all the homeowners, whether they're on gravity or whether they are on low pressure. That was the first conversation we had with them. And so the question comes to the Board, as we begin to formulate the terms with the County, which were not agreed upon before the petition went out originally. I actually think we should probably take another step back. Right, Councilwoman Roker? We should probably take another step back there. The issue of the Hallocks Mill Sewer Extension Project; we are determined over a Comprehensive Plan. I want to be very clear about this. If you look at a timeline of that Comprehensive Plan, you're looking at roughly a 16 to 20 year project, full implementation, and that doesn't even start with funding of each phase. Right, Councilwoman Roker?

Councilwoman Alice Roker:

Yes.

Supervisor Matt Slater:

I just want to make sure I'm on track here. So we need to, as Michael said, accomplish our terms with the County. You push back on the "skin in the game" comments and we succeeded. The next question is, from their standpoint, they essentially want a guarantee from this municipality that if they're going to release \$10 million to the Town of Yorktown to lay pipe in the ground, that they're going to have each homeowner plug in – end of conversation. That's the commitment they want is. Now there is precedent in this up in Peach Lake in North Salem. When they did their sewers they paid, the municipality included it and they paid for each pump for each homeowner and then rolled that into the overall cost of the project. One of the things that we batted around with the County was essentially some type of stipend – an equal stipend for all. Except the problem is, if you're getting a gravity pump, that's great – your stipend can cover the cost of the gravity. If you're getting low pressure, you're only covering a third of the cost. It's not really fair – you're really picking winners and losers, in that sense. You're still asking people to pay north of \$10,000 out of their pocket, which is a great concern from the County and I echo that concern, quite frankly. I think that it's a very expensive proposition for people, especially in light of COVID, to be asked to pay \$10,000 to \$15,000 to install their pumps. So the question that we need to get clarity from the Board is when we go back to the County to discuss terms, if we are comfortable providing the option of having the Town roll in the cost of the pumps (for gravity or low pressure) and rolling that into the total cost of the project. My position is – what I would love to see happen, and I'm not sure if we can accomplish this yet – but from my standpoint, if you're looking at the numbers, if we're willing to roll that in and increase our costs north of a million dollars to accomplish this, I think we have to be very clear in the fact that we need to bond to cover the \$10 million, they're not handing us a check for \$10 million. That's reimbursable on a monthly basis based on our expenses. So while it's a \$14 million project, hypothetically, and we're saying that the County is going to say we have a \$10 million pot, we are still bonding \$14.3 million. It's almost like a double tax in my mind, because we're going to have to have the homeowner pay that back, plus interest. So what I think we really need to try to accomplish, and this is why I think it's worth considering the payment for the pump. Again, I don't know if we're able to accomplish it, but my idea for the Board to consider is to have an exchange for payment of the pumps to ask Westchester to be billed directly and we shave \$10 million off the bonding payment. You're bonding \$14 million, you bond \$4 million. That's what we're considering.

Councilman Vishnu Patel:

May I say something?

Supervisor Matt Slater:

Yes, Councilman Patel.

Councilman Vishnu Patel:
Each person who hooks up there has to pay something?

Supervisor Matt Slater:
They will all pay something. All 313 parcels would pay because they have to pay for it; they have to pay off the bonding. And that's the thing – Mike, correct me – 330 or 315, whatever the number is ...

Town Engineer Michael Quinn:
313.

Supervisor Matt Slater:
My concern is a \$14 million bond paid by 315 people. I think that's a concern. And that still doesn't include potentially, even though we have a \$2.5 million dollar contingency, the cost of the pumps, which is another million plus. So now you're almost into the \$15 million range and now we're going to have 315 people pay off a bond over 20 plus years of nearly \$15 million. That's a hefty, hefty price tag, which we recognize. So my proposal, I guess, to the Board to see if we can accomplish – I don't know if we can, I'll be very honest about it – is if we are in agreement with the County to roll the total cost of the pumps in so that the costs are covered for the individual homeowner, that we try to convince the County that they could be billed the \$10 million directly and that comes off the top of the bonding so you're not dumping on the 315 people, in this instance.

Councilwoman Alice Roker:
That makes a lot of sense.

Councilman Vishnu Patel:
Who is telling the County that they cannot do it? Is it the County or the State?

Supervisor Matt Slater:
It's the County Planning Department.

Councilman Vishnu Patel:
Why is this an issue now? People say "I've been paying taxes all my life, I should get it free." Are we going to lose this \$10 million?

Supervisor Matt Slater:
No. I want to be very clear on that. I've spoken with the County and have spoken with other supervisors in the East of Hudson – we are not losing the \$10 million, they want us to spend the \$10 million; they're begging us.

Councilperson Vishnu Patel:
I know they want to have it. There are people who are really desperate and don't have a good soil. You cannot give \$10 million to only a few of the people and then use up all that. That is a big problem. At the same time, I want everybody to have this – how can you encourage or help them?

Supervisor Matt Slater:
The way we help them, in the eyes of the County, is to pay for the pumps.

Councilman Vishnu Patel:
Okay, so then when the next issue comes in somewhere else...who is calling for this kind of pump, whether you're at the bottom of a hill or the top of a hill, whether you need it or not? It will be at a discount, of course ... maybe the State can help us out? Because this is all a watershed issue and this is big land, old land. When it was developed, there were no issues like this and people didn't want to do sewers; they were able to get around it. How do we make this project work that we're putting in now?

Supervisor Matt Slater:
Councilman Patel, you only have a finite amount of money that we have and so, I agree with you. The concern I have happens in Phase Two and Three and where that money is coming from. The problem is that DEP won't negotiate with the East of Hudson, Mike, correct me if I'm wrong. DEP won't negotiate with the East of Hudson, provide additional dollars, so all of the original settlement money is spend down, which is \$10 million.

Town Engineer Michael Quinn:
That is correct.

Supervisor Matt Slater:

So we really need to spend what we have before we can go back to the table to renegotiate for Phases Two and Three, which is why I'm just being very honest with all of our homeowners. This is not a one year, two year, five year project. This is a "my son's going to be through college" when this is completed. I think we just need to be very honest and upfront so the folks at home understand the magnitude of what we're trying to accomplish.

Councilwoman Alice Roker:

I think that the County, Matthew, is right to request this. But again, I think ultimately the goal is to get our SPDES permit increased. Obviously, if I'm doing this, it will help that happen. All of this is the appropriate thing to do because we might have been stopped at the Comptroller level. I think it's up to the County. If I were the County, I would do this as well, to get all of the stuff out of the reservoir, and I think we've got to agree to do it and then roll that cost into the bond.

Supervisor Matt Slater:

I just want to go back though, because this is such a complicated web, in a sense, to get everything moving in the right direction. While we're negotiating that, if the Board is amenable, and that's going to take a year, realistically, there are other items that we still need to accomplish. And one of the things, and Mr. Quinn, I need your help on this. We've mentioned an I&I for Hallocks Mill in the past. My understanding is that in order for to DEP to increase the SPDES permit, they looking for an I&I for Hallock Mill to be completed. Can you give me any clarity or confirmation on this?

Town Engineer Michael Quinn:
Yes, I think that's accurate.

Supervisor Matt Slater:

So if we're going to be required to do an I&I Study to increase the SPDES permit at the plant to get to the full 2.5 that we can hold at the plant, we're going to have to do an I&I Study. So the question is, why not engage in an I&I Study next year on a parallel track while we're working with the County to complete the terms because we're going to have to do the I&I anyway to get the SPDES permit from the DEP, and it puts us back at the table with DEP to see if there's extra money that we may be able to negotiate with them.

Councilwoman Alice Roker:

I think this looks like a better plan that DEP or DEC can look at, and we're trying to do what is appropriate. The I&I will help us identify the areas where there is oversaturation or areas where there was too much going in, and then taking the septic systems and getting them out of the reservoir. I think that makes so much sense.

Supervisor Matt Slater:

It's very complicated and I'm not trying to shortchange the folks at home and the residents who this will directly impact but there is – you hear the term parallel paths, but we're going to have, like, four parallel paths – trying to get us to the point where we can finally break ground, potentially, on the first phase. There are so many balls in the air, we've really have to start putting them down and lining them up and understanding how we're going to get to that finish line. Again, being very clear, the finish line is years away.

So the question I go back to, Mr. Quinn, if the I&I study makes sense, the way I see it right now since we're wrapping up an I&I for Peekskill and so basically we could just rinse and repeat that process for Hallocks Mill. Be out in the field in the spring and be wrapped up by the summer – right?

Town Engineer Michael Quinn:

Yes, that is correct. The best time to do it is in the spring, so we could plan a project in the next few months and undertake it in the spring of 2021. That will be a big, big checkmark on our side that we've accomplished a big hurdle to get to the flow increase down the road.

Supervisor Matt Slater:

And if there are any hotspots or trouble issues that are identified through the I&I, we then address those with our focus on increasing the SPDES permit.

Town Engineer Michael Quinn:

That's correct. And I just want to also remind the Board that we have the pump stations – we did the first three, we have the next four we're hoping to kick off in the near future – that's seven. There's a few others that we may put out a small project or do some of it in-house. But that will be a 2021 project, as well.

Supervisor Matt Slater:

Understood. But if we're serious about the Hallocks Mill Sewer Extension, you still need to get the I&I done before you start hooking up sewers. You still need to get the I&I done to get the DEP to lift the permit to give us greater capacity that we already know that the plant's built for to give us greater capacity at the plant.

Town Engineer Michael Quinn:

Right. But for Phase One's 315 parcels, we have available capacity to get Phase One underway. But to move into Phase Two, Three, and beyond, we have to get all those steps that you just mentioned.

Supervisor Matt Slater:

I just think that it's important to us to come at this holistically. It's a comprehensive matter. I'm tired of the piecemealing because the piecemealing is, I think, what's tripping us up because we've got so many things that we're trying to accomplish simultaneously, some of which are prerequisite. If we're going to have to do an I&I anyway, I'd rather just do it all at once, so that we can roll from Phase One to Phase Two to Phase Three – it puts us back at the table with DEP, anyway. Then we can begin negotiating with them for additional for Phase Two and Phase Three, which is what I think Councilman Patel's concern is – that you're going to blow through \$10 million that they've got sitting and they're not going to have any money for Phase Two or Phase Three, which is a concern of mine, as well. But we can't go to that next round of funding until we spend the first round of funding.

Councilwoman Alice Roker:

It gives us time to go to their other sources of money for watershed projects and to be able to bring a developed plan to whatever, wherever – I think it will get us some money.

Supervisor Matt Slater:

Just going back to your I&I point, though, you're really shortchanging the homeowners in Phase Two and Phase Three by not doing it upfront because it's only going to benefit Phase One. I understand if you're in Phase One – congratulations – but we, as the Board, we really need to look at the bigger picture. And the bigger picture is you're going to shortchange the residents in Phase Two and Phase Three by not doing the I&I upfront.

Councilman Vishnu Patel:

Just make it clear that if you're at the bottom of the hill, you need the pump so then you can pump it up your sewer and it feels the gravity. We have to tell the truth, whether you have to pay that money, or if somehow we can get some kind of grant so everybody can get the benefit. Water is very important and I'm very sure that New York State is very concerned for the long term, for the short term, to have reservoirs available, potable water for New York City and everybody else. So is there any way we can somehow twist something somewhere else? Start a small project here and then tell everybody when you sell your house, you will get the money back in the long term. We should say something like this.

Supervisor Matt Slater:

Yes, Councilman. To your point, though, we have to get more specific. We have the map plan, which answers the first part of your questions, which already identifies roughly how many are going to be on gravity. We have to dial deeper into that plan, which is one of the next steps to get more accurate numbers and statistics as to how many of those people are actually going to be on pumps versus gravity.

Councilwoman Alice Roker:

There may be yet another part of the County's requests for the people on low pressure. I don't know whether or not they've taken out their request for the generators. Michael?

Town Engineer Michael Quinn:

Well, we're going to talk about that with the next item with a low pressure sewer update to the Town Code but we have had several discussions with the Health Department and there's two choices: either you need a permanently installed emergency generator or you can put in like a holding tank that will hold an extra day of storage. It's roughly a 500 gallon holding tank in the ground, in lieu of a permanently installed emergency generator. If you do that with the extra 500 gallon holding tank in the ground, you still need a portable – like on the control panel, there'll be a quick connect that you could connect a mobile generator. That's the way the code is proposed to be written in our next discussion item.

Councilwoman Alice Roker:

What did you say? How many? A hundred and what?

Town Engineer Michael Quinn:

Right now, out of 315, I think there's 120. That's on a very high level planning estimate, as the Supervisor mentioned. We have a lot of data collect to be doing; we'll be going house to house at some point in the future to really narrow down, if you will. But we didn't at the planning level; we didn't want to tell anyone they might be on a pump system or we didn't want it to go the other way – say someone is going to be on gravity and then be a pump. Pumps look like they'll be in the 25% to 30% range.

Councilwoman Alice Roker:

How much would one of these tanks cost?

Town Engineer Michael Quinn:

We estimated like \$15,000 and that includes everything.

Councilman Vishnu Patel:

The next item – the low-pressure sewer system – is good for new people who want to build a house in a new development. They know they can afford to do that. The problem here is the houses are smaller and they say they have been already paying something. I don't know if they are ready to spend that much money. How can we convince them? This is difficult.

Supervisor Matt Slater:

We understand, Councilman, but what we're saying is they may not have to spend that money. They may not have to spend that money because the Town would roll in the cost of the pumps into the overall bond for the project. That's what we're saying. So all they would have to do is call a plumber and an electrician to just get connected and not have to pay for the pumps. That's the proposal from the County, that if the Board is amenable to, we can begin negotiating back with them – that's the point we're at.

Councilman Vishnu Patel:

How much more will they need to hook up the sewer?

Supervisor Matt Slater:

Mr. Quinn, beyond the purchase of the pump, which in this scenario would be paid for as part of the project, what would the homeowner incur? Councilman Diana, you're versed in this as well.

Town Engineer Michael Quinn:

Well, I'll take a quick stab at it, but the homeowner would have to install the pump, so they would have to excavate for the pump installation, which goes in the ground outside the house. They would have to secure an electrician to run a new circuit from their electric panel to an outside circuit to set the control panel outside. They would have to run a force main from the pump to the property line. Like in the order of \$5,000 to \$7,000.

Supervisor Matt Slater:

Is that what they did at Peach Lake?

Town Engineer Michael Quinn:
Everything was paid for by the Town of North Salem.

Supervisor Matt Slater:
That's what I thought. I just wanted to make sure we're clear on that. Thank you.

Councilwoman Alice Roker:
I think that's what they're going to ask us to do.

Supervisor Matt Slater:
They're going to try to jam Peach Lake down our throats and have every aspect of the installation, other than the electrician hooking it up to their panel come in and have it rolled into the cost of the project.

Councilman Vishnu Patel:
So if people know this today – what we discussed here what is required – how many people will accept this and want it? With 51% we can get the bonding and everything else, but if you have one or two percent less, can we still do it?

Supervisor Matt Slater:
Here's the thing: if the County is amenable to being billed directly, and we can bond the extra \$10 million against ourselves, which is exactly what we're doing, the petition would stand.

Councilman Vishnu Patel:
So how can you convince the County? How can we tell the County to please help us?

Supervisor Matt Slater:
So that's what I'm asking – this is the conversation we're having. So if there's no objection from the Board, then we will proceed, understanding that they're going to require us to pay for the pump and installation of said pumps for gravity and for low pressure, but we're going to plead, quite frankly, that they get their \$10 million billed directly to them and it's not locked on top of the bonding that we would have to do.

Councilman Vishnu Patel:
That will make it easier for us?

Supervisor Matt Slater:
Very much, yes. It would make it much easier for us. That is where we are in this particular aspect of the project. So if there's no other objection from the Board for us to proceed in this manner, then our Town Attorney, our Town Engineer, and I will begin engaging the County almost immediately to see if we can get some conversations and movement on this in the same time – again, it's going to take a year – we're going to be back here next year talking about the same thing, terms of the agreement. At the same time, I think that it's important for us to put the I&I study on our radar as an important step for 2021 because even if we didn't do the study and you want to break ground, we couldn't because you're not going to have the terms agreed to because it's going to take – correct me if I'm wrong, Adam – 8 months, at least 10 months, if not a year to get those terms agreed to with the County. Isn't that what we said?

Town Attorney Adam Rodriguez:
It will take a significant amount of time.

Supervisor Matt Slater:
So might as well start the I&I next spring.

Councilwoman Alice Roker:
We need to get it ready to go out.

Councilman Ed Lachterman:
The fresh water and inlet bills that have come by – I know we spoke at one point about there possibly being some money in there if we're getting the sewers in and getting rid of the ...

Supervisor Matt Slater:
You're talking about the Local Waterfront Revitalization Plan?

Councilman Ed Lachterman:
Correct.

Supervisor Matt Slater:
That is very much something we are interested in pursuing. The Laberge Group will be with us on Thursday to discuss the needs assessment and they did identify LWRPs both for not just Sparkle Lake but Osceola, Mohegan.

Councilwoman Alice Roker:
What about Crystal Lake?

Supervisor Matt Slater:
We wouldn't be able to include that as well because it was already added to the inland waterway list. So the short answer is it's a potential funding stream for us to help offset the cost for the sewers.

Councilman Tom Diana:
The I&I Study – can we link that onto the I&I Study we have now? Just continue it with it in the spring or do we have to put it back out as an RFP?

Supervisor Matt Slater:
It's no because it's a different sewer district.

Councilman Tom Diana:
The second question is who is responsible for the care and maintenance? Would that be a homeowner agreement that would have to be cobbled out between the homeowner and the Town? Or the homeowner and the County? If the pump goes, who's responsible for that? Are we? Or is the County or is the homeowner?

Town Attorney Adam Rodriguez:
That segues nicely into our next discussion item.

Councilwoman Alice Roker:
I hope it's normal – like if my pump went out, I would have to pay for it.

Supervisor Matt Slater:
I agree with that. It segues nicely into our next topic. But before we go, is there any objection from the Board with what we're discussing? I just want to be very clear.

Councilman Ed Lachterman:
No.

Councilman Tom Diana:
I have some reservations and questions. There are a couple of things I don't understand because we have other areas in town that the people had to do their own stuff and now we're giving this to them.

Supervisor Matt Slater:
But honestly, it's because the County is changing the rules of engagement and I don't think we have a choice.

Councilman Diana:
Yes. Once again, unfunded mandates that the County is shoving down our throats. Thank you very much. That's exactly what it is. You know, it's ridiculous. It's just like the pump station, we just had to put another – was that \$11,000 or \$12,000 – to put a fence around that they approved at the last juncture that we have to do. Now they are making that unfunded mandate and we have to pull more money out of our coffers to satisfy them. This is the problem I have with them.

Supervisor Matt Slater:

Westchester did get a bailout from the federal government. The Town did not so we're short in revenue. So let's go on to our next item. Mr. Quinn, because it segued in, let's talk low-pressure sewer code.

LOW PRESSURE SEWER CODE AMENDMENT
RESOLUTION #235

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

Resolved, that the Town Clerk is authorized to Refer out and advertise a public hearing for August 4, 2020 to consider a proposed Local Law amending Chapter 240 of the Code of the Town of Yorktown entitled "SEWERS AND SEPTIC SYSTEMS" by adding a new Article III entitled "Low-Pressure Sewer Systems."

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

RENEWAL OF WSP ON-CALL SERVICE

Michael Quinn - Town Engineer

In the past we have had an allocation of \$10,000 for professional services in the engineering budget, this was not included in this year's budget line and I would like to continue the agreement with WSP Sells for on-call services. They inspect culverts and bridges in town, some on a quarterly basis. I would need a budget transfer to be able to maintain this agreement.

Supervisor Slater:

I would like to have a discussion with the Comptroller regarding this before the board takes any action on it.

AUTHORIZE SUPERVISOR TO SIGN A LETTER TO THE ARMY CORPS OF ENGINEERS
IN SUPPORT OF 408 ILLINGTON ROAD DAM REPAIR
RESOLUTION #236

Upon motion made by Councilman Diana, seconded by Councilwoman Roker,

RESOLVED, that the Supervisor is authorized to sign a letter addressed to the U.S. Army Corps of Engineers in support of the 408 Illington Road Dam Repair Program.

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

AUTHORIZE SUPERVISOR TO SIGN AN INTERMUNICIPAL AGREEMENT WITH THE
YORKTOWN CENTRAL SCHOOL DISTRICT FOR SHARED SERVICES
RESOLUTION #237

Upon motion made by Councilman Diana, seconded by Councilwoman Roker,

RESOLVED, the Supervisor is authorized to sign an Intermunicipal Agreement with the Yorktown Central School District for the shared use of facilities, vehicles and equipment. The agreement is for the period July 1, 2020 through June 30, 2021.

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

AUTHORIZE REFUSE AND RECYCLING COORDINATOR TO SIGN ANY
DOCUMENTATION NECESSARY TO USE ABSOLUTE AUCTIONS TO CONDUCT A
PUBLIC AUCTION OF A 2008 FORD F-350 PICKUP TRUCK
RESOLUTION #238

Upon motion made by Councilman Diana, seconded by Councilwoman Roker,

WHEREAS, the Town of Yorktown owns and has in its possession a vehicle which is no longer necessary or adaptable for use by the Town; and
WHEREAS, it is in the best interest of the Town to dispose of said vehicle and receive monetary compensation for the benefit of the Town; now therefore be it

RESOLVED, that the Refuse and Recycling Coordinator is authorized to sign any documentation necessary to arrange for Absolute Auctions to conduct a public auction of the Town's 2008 Ford F-350 pickup truck, vin 1FTWX31R28ED56579, in "AS IS" condition.

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

SET PUBLIC HEARING TO CONSIDER AMENDING CHAPTER 300 OF THE TOWN CODE,
BY ADDING A SOLAR POWER GENERATION SYSTEMS AND FACILITIES LAW
RESOLUTION #239

Upon motion made by Councilman Diana, seconded by Councilwoman Roker,

RESOLVED, that the public hearing to consider amending Chapter 300 of the Town Code, by adding a Solar Power Generation Systems And Facilities Law, will be reconvened on July 21, 2020.

Slater, Lachterman, Diana, Patel, Roker Voting Aye
Resolution adopted.

ADJOURN

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

DIANA L. QUAST, TOWN CLERK
TOWN OF YORKTOWN
CERTIFIED MUNICIPAL CLERK