



Town of Yorktown

Office of the Town Supervisor Matthew J. Slater

TOWN BOARD WORK SESSION

MEETING AGENDA

July 26, 2022

363 Underhill Avenue, Yorktown, NY 10598

6:00 PM EXECUTIVE SESSION

A motion will be made to go into Executive Session to discuss the following item(s):

Personnel

Litigation and Negotiations

7:00 PM OPEN SESSION

7:00pm **Welcome and Opening Remarks**

7:15pm **Public Hearing**

Chapter 95 Video Conferencing

Supervisor Matthew Slater will convene a public hearing to consider a Proposed Local Law to allow members of all public bodies of the Town of Yorktown to participate in meetings via videoconference.

7:30pm **Highway Plows and Salters**

Contact: Dave Paganelli, Highway Superintendent

Discussion: Mini bid

7:45pm **3232 Gomer Street**

Contact: Joe Riina, Site Design

Discussion: Proposed rezoning

8:00pm **Homeland Towers 109 Granite Springs and Jefferson Valley**

Contact: Robert Gaudio

Jan Johannesen

Klaus Wimmer

Discussion: Proposed public utility wireless telecommunications facility

8:15pm: **Yorktown Water Meters**

Contact: Jason Burkhard, Sensus

Robert Bruce, Core & Main
Michael Johnson, Core & Main
Kenny Rundle, Water Superintendent
Tom Moore, Vepo

Discussion: Completion of water meter project

8:30pm: Affordable Housing Law

Contact: John Tegeder, Town Planner

Discussion: Proposed amendments

8:45pm Veterans Committee

Contact: Carl Diliberto

Ed Lachterman, Town Councilman

Mike Sheridan

Discussion: County park fees and additional War Monuments for Patriot Park

9:00pm Police Department and Court House Steps

Contact: Dan Ciarcia, Town Engineer

Discussion: Project update

9:15pm Sewer Plant Microfilter Replacement

Contact: Dan Ciarcia, Town Engineer

Discussion: Project introduction

RESOLUTIONS

Authorize Weston & Sampson, PE, LS, LA, PC to Perform an Environmental Review for the Dell Avenue Solar Farm

WHEREAS, the Planning Board of the Town of Yorktown desires to verify the wetland delineation and study the environmental review of the proposed Dell Avenue Solar Farm located on Dell Avenue in the Town of Yorktown, also known as Section 70.11, Block 1, Lots 16 and 70.15, Block 1, Lot 2 on the Town of Yorktown Tax Map; and

WHEREAS, Weston & Sampson, PE, LS, LA, PC an environmental consulting firm, has entered into an agreement with the Town of Yorktown to provide these services on an on-call basis which was authorized by the Town Board by resolution on July 6, 2021; and

WHEREAS, Weston & Sampson, PE, LS, LA, PC has submitted a proposal dated July 19, 2022 to provide the requested environmental review of the proposed solar farm pursuant to said on-call agreement for an amount not to exceed \$9,000.00; now therefore

BE IT RESOLVED, that the Supervisor of the Town of Yorktown is hereby authorized to engage Weston & Sampson, PE, LS, LA, PC under the on-call agreement with the Town of Yorktown for the purpose of verifying the wetland delineation and environmental review for the Dell Avenue Farm, in an amount not to exceed \$9,000.00 for this environmental

review, and that the total cost shall be reimbursed by the applicant as part of the cost of the application's review.

Authorize Weston & Sampson, PE, LS, LA, PC to Perform an Environmental Review for the Dorchester Glen Subdivision

WHEREAS, the Planning Board of the Town of Yorktown desires to verify the wetland delineation of the proposed Dorchester Glen Subdivision located on 1643 Maxwell Drive in Yorktown Heights, also known as Section 15.20, Block 3, Lot 6 on the Town of Yorktown Tax Map; and

WHEREAS, Weston & Sampson, PE, LS, LA, PC an environmental consulting firm, has entered into an agreement with the Town of Yorktown to provide these services on an on-call basis which was authorized by the Town Board by resolution on July 6, 2021; and

WHEREAS, Weston & Sampson, PE, LS, LA, PC has submitted a proposal dated July 25, 2022 to verify the wetland delineation for the proposed subdivision pursuant to said on-call agreement for an amount not to exceed \$2,250.00; now therefore

BE IT RESOLVED, that the Supervisor of the Town of Yorktown is hereby authorized to engage Weston & Sampson, PE, LS, LA, PC under the on-call agreement with the Town of Yorktown for the purpose of verifying the wetland delineation for the Dorchester Glen Subdivision, in an amount not to exceed \$2,250.00 for this environmental review, and that the total cost shall be reimbursed by the applicant as part of the cost of the application's review.

Resolution to Apply for NYSDOS Funds to Create an LWRP Program for the Town of Yorktown

WHEREAS, Junior Lake, Lake Mohegan, Osceola Lake, and Sparkle Lake are New York State Legislature assigned "Coastal Waterbodies & Designated Inland Waterways; per NYSDOS; and

WHEREAS, formation of a Local Waterfront Revitalization Program (LWRP) will provide a vision for compatible conservation and development in an as yet undefined community waterfront area, plus address future land and water use strategies for a unified waterfront redevelopment area, consistent with State Coastal Policy and local context; and

WHEREAS, preparing an LWRP will generate detailed recommendations on ways to improve water dependent and water enhanced recreation, and it will identify resilience measures Yorktown can deploy to guide growth and capital planning and better avoid impacts from flooding, as well as proactively address risks from climate change, at the same time it provides for complimentary economic development and overcoming the economic impacts of COVID-19; and

WHEREAS, the Town of Yorktown seeks to secure funding from the New York State Department of State (NYSDOS) Division of Coastal Resources for a 2022 Regional

Economic Development Council award for an Environmental Protection Fund (EPF) underwritten grant for the purpose of a Town of Yorktown LWRP Preparation; and

WHEREAS, Harmful Algae Blooms (HABs) have impacted Lake Mohegan and its hamlet, stimulating further community interest in enhancing water quality in this lake, and an LWRP can be used to structure beneficial long-term multi-party collaboration that will advance management planning and improvement in the quality of local water bodies and their surrounding environments;

THEREFORE, BE IT RESOLVED by the Town of Yorktown Town Board that the Town shall hereby apply to the NYS Department of State for LWRP Grant funds; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized and designated as representative for this LWRP grant application that will execute the grant application, provide any additional information as may be required including all understandings and assurances, and is authorized and directed to execute any contract and/or agreement with New York State in connection with fully implementing an award for said application; and

BE IT FURTHER RESOLVED, that the Town Board hereby commits to using municipal funds as a required local cash match of twenty-five (25%) of the total project cost.

Resolution to Apply for NYSDOS Office of Planning Development, and Community Infrastructure- Environmental Protection Fund Smart Growth Community Planning and Zoning Grant Funds to Update the Comprehensive Plan

WHEREAS, the Town Board of the Town of Yorktown adopted the Town of Yorktown Comprehensive Plan on June 15, 2010; and

WHEREAS, update of the Town of Yorktown Comprehensive Plan to incorporate additional smart growth principles including promoting efficient and sustainable land development and redevelopment patters that optimize prior infrastructure investments will provide a vision for compatible conservation and development of the Town of Yorktown, consistent with State, Regional Economic Development Council, and local context; and

WHEREAS, Smart Growth encourages community planning and development in priority development areas where water and sewer infrastructure area available, encourages redevelopment of existing community centers, protects important historic and natural resources, including water quality, and promotes the siting and development of community clean energy sources; and

WHEREAS, preparing a Comprehensive Plan Update will generate detailed recommendations on ways to make the most efficient use of community resources, reduce the property tax burden, and promote sustainable economic development, and it will identify resilience measures Yorktown can deploy to guide growth and capital planning and better avoid impacts from flooding, as well as proactively address risks from climate change, at the same time it provides for complimentary economic development and overcoming the economic impacts of COVID-19; and

WHEREAS, the Town of Yorktown seeks to secure funding from the New York State Department of State (NYS DOS) Office of Planning Development, and Community Infrastructure (OPDCI) for a 2022 Regional Economic Development Council award for an Environmental Protection Fund (EPF) underwritten grant for the purpose of a Town of Yorktown Comprehensive Plan Update;

THEREFORE, BE IT RESOLVED by the Town of Yorktown Town Board that the Town shall hereby apply to the NYS Department of State for OPDCI grant funds; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized and designated as representative for this Smart Growth Comprehensive Planning grant application that will execute the grant application, provide any additional information as may be required including all understandings and assurances, and is authorized and directed to execute any contract and/or agreement with New York State in connection with fully implementing an award for said application; and

BE IT FURTHER RESOLVED, that the Town Board hereby commits to using municipal funds as a required local cash match of ten (10%) of the total project cost.

Accept the bid recommendation of the Water Superintendent for Cleaning and Cement Relining to Michels Pipe Services, a division of Michels Corp

WHEREAS, the Town Board authorized the Water Distribution Superintendent to advertise for competitive bid for the Cleaning and Cement Relining of water mains located on Hanover Street and Strawberry Road; and

WHEREAS, invitation to bid for this project was duly advertised; and

WHEREAS, said bids were accepted and opened and read aloud on July 22, 2022, with the bid amounts summarized as follows:

Name of Bidder	Cost for Relining
Michels Pipe Services, a division of Michels Corp.	\$1,282,282
Mainlining America	\$1,489,600
J. Fletcher Creamer & Son, Inc.	\$1,869,575

THEREFORE, BE IT RESOLVED that, upon the recommendation of the Water Distribution Superintendent, Ken Rundle, the bid for the Cleaning and Cement Relining of water mains located on Hanover Street and Strawberry Road is hereby awarded to Michels Pipe Services, a division of Michels Corp., the lowest responsible bidder.

BE IT FURTHER RESOLVED the Comptroller is authorized to transfer \$682,282 from the Water Department Fund Balance to Cement Relining SW.8340.0483.0001.

Authorize the Supervisor to Enter into an Agreement with Core & Main to Supply and Install the Remaining Sensus Residential Smart Meters Throughout the Water District

WHEREAS, in 2011 the Town of Yorktown contracted with a metering company to replace the Town's old Sensus residential water meters with Sensus residential smart meters; and

WHEREAS, this company replaced approximately a quarter of the Town's old 10,000 residential water meters; and

WHEREAS, the Water District itself continued to replace old residential water meters as needed; and

WHEREAS, to date, approximately half of the old residential water meters have been replaced with smart meters; and

WHEREAS, it is the intention of the Yorktown Water District to replace the remaining old Sensus residential water meters with new Sensus residential smart meters; and

WHEREAS, Core & Main is currently the sole authorized distributor of the Sensus residential smart meters that the Yorktown Water District uses; and

THEREFORE, BE IT RESOLVED, that the Supervisor is authorized to enter into an agreement with Core & Main to supply and install the remaining Sensus residential smart meters throughout the water district.

Authorize Reimbursement for Town Officials and Employees for Business Use of a Personal Vehicle.

Be it resolved that the Town of Yorktown will reimburse Town Officials and employees for business use of a personal vehicle based on the standard mileage allowance established by the New York State Comptroller's office.

Accept the Retirement of Lieutenant John Delulio

Resolved, that the Town Board accepts the retirement received from Lieutenant John DeJulio from the Yorktown Police Department with thanks for his 32 years of service to the Town

ADJOURN

*****AGENDAS ARE SUBJECT TO CHANGE*****

Americans with Disabilities Act: If you need special assistance to participate in a Town meeting or other services offered by this Town, please contact the Town Clerk's office, (914) 962-5722, x210. Assisted listening devices are available at all meetings.

July 26. 2022