

Planning Board Minutes March 26, 2018

A meeting of the Planning Board, Town of Yorktown, was held on March 26, 2018, at the Yorktown Community & Cultural Center, 1974 Commerce Street, Yorktown Heights, NY 10598. The Chair, Richard Fon, opened the meeting at 7:00 pm with the following members present:

John Savoca
John Kincart
William LaScala
Anthony Tripodi

Also present were: John Tegeder, Director of Planning; Robyn Steinberg, Town Planner; Tom D'Agostino, Assistant Planner; Mark Blanchard, Planning Board Counsel.

Correspondence: The Board received additional correspondence for items on the agenda.

Minutes:

Upon a motion by LaScala, seconded by Kincart, and with all others present voting aye, except Savoca who was not present at that meeting, the Board approved the March 12, 2018 meeting minutes.

WORK SESSION

Building Department Referral – Hill Boulevard Diner

SBL: 16.08-1-1

Discussion Site Plan

Location: 3667 Hill Boulevard

Contact: Nixon Architecture

Description: Proposed food service in an existing retail building. No exterior work is proposed.

Bruce Zarzeski, from Nixon Architecture, was present. Fon mentioned several sheds and abandoned cars he observed behind the buildings. Zarseski believes the dumpsters were originally located where the sheds are. Zarseski reported on the parking counts done on Friday, March 16th. Zarzeski stated that there were 51 shared parking spaces available (parking spaces located between the two Biffer buildings). The peek time frame was observed to be between 6-7:30 pm. Zarzeski stated that his office repeated the study on Saturday, March 17th. On this day there was less parking used. Then a follow-up study was conducted on Friday, March 23rd. Again, between 6-7:30 pm, there were less cars parked in the lots than on the previous Friday. Zarseski noted that during the peek time frame, only 12 cars were parked in shared parking area. The most cars on site was noted at 7:30 pm when 71 cars were parked. This left 28 parking spaces on the site, plus the shared parking area. The shared parking between the two Biffer buildings is not a formal agreement. The two properties are just in the same ownership. Zarzeski will submit his additional parking counts. The Board thought that the only problem with the site is compliance with the approved site plan. The property owner must clean up the site, especially behind the building. The Board would like a resolution prepared for the next meeting.

Brookside Village Lot 1

SBL: 37.10-2-77

Discussion Approved Subdivision

Location: 274 Landmark Court

Contact: Sharon Kamhi

Description: Relocation of proposed residence in subdivision approved by Planning Board Resolution #85-12 on October 7, 1985.

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Sharon Kamhi was present. The subdivision was approved under flexibility and Kamhi would like to adjust the setbacks on Lot 1 by moving the house forward. This would remove the side loading garage. At present two existing homes were built with side loading garages. Lot 3 that was just finished last year has a front loaded garage and Lot 5 will also be front loaded. Kamhi is showing a pool because most prospective homeowners have asked for about a pool. Tegeder stated that the Board can approve a resolution for the setbacks and possibly a finished floor elevation (FFE) change as well if necessary. Kamhi stated she doesn't know the grades yet. Kamhi will get a surveyor to shoot some grades to see what the new FFE will be. The Board had no objection to the movement of the home, but suggested moving the pool closer to the home, so that it is more in the position of the former house location. This would keep the proposed development no further back on the lot than previously approved.

Village Traditions

SBL: 15.16-1-32

Discussion Amended Site Plan

Location: 1821 East Main Street

Contact: Timothy Mallon

Description: Amended plan to remove existing barn and construct a 3,200 sf building for offices with an apartment on the second floor.

Tim Mallon was present. D'Agostino informed the Board that the current set of plans represents a complete proposal for the requested amendments. Tegeder stated that the Board can decide whether the changes are minor enough in nature that a new hearing is not needed. The Board agreed the changes from the approved plans were minor and that a new hearing was not necessary. Tegeder brought up the requirement for cross access easements. The original resolution required formal easements. Tegeder stated that Mallon is more comfortable with just requiring the connections only. The Board was in agreement that formal access easements would not be required. The Planning Department will prepare a resolution for the April 9th meeting.

Shrub Oak International School

SBL: 26.05-1-4

Discussion Approved Site Plan

Location: 3151 Stony Street

Contact: David Steinmetz, Esq.

Description: Applicant requests to eliminate secondary access road to Granite Knolls Park and instead construct an alternate secondary access to school and leave existing driveway to Park. Several other accessory buildings are also proposed. A site plan, special use permit for a helistop, and special use permit for a private school, for autistic adolescents through young adults, at the former Phoenix House Academy was approved by Planning Board Resolution #17-10 on June 26, 2017.

Present were Michael Cunningham from Zarin & Steinmetz; Brian Koeffler from the Shrub Oak International School; and Gerry Schwalbe from Divney, Tung, and Schwalbe. Mr. Schwalbe will be the new project engineer. H2M will still work on the architectural plans. Cunningham stated that the Koefflers plan to open the school in September 2018. Tonight they need to discuss the civil engineering that needs to be completed including the proposed road, stormwater, and building a fence around the entire site. The applicant would like to request to delay construction of the second site access until 2019. Koeffler stated that they currently have been working on asbestos removal and upgrading windows. He has also been working with ConEd to bring new power into the building. Koeffler stated that in general, they have also been working on enrollment and program design. He would like to know how he can work on getting

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construction permits for the building when the site plan needs more work. In addition, the applicant would like to eliminate the park access road and live the existing driveway with some improvement. Kincart asked about enrollment for this year. Koeffler stated they are aiming at 44-50 students. There will therefore be less employees at this time as well.

Schwalbe explained the proposed relocated secondary access to the site. The entrance point on Stony Street is still the same. The lanes improvements would also all be the same. This proposal eliminates approximately 1,000 lineal feet of pavement (eliminating the purple). The applicant believes the town has some existing easement over the existing secondary driveway that leads to the park. The overall disturbance would be approximately 2 acres less. Phase I would include using existing paved areas for parking and minor improvements to make them compliant with ADA. Lighting must also be looked at and included.

Tegeder stated that the secondary access was also to get left turns from the park out onto Stony Street through another access. Tegeder stated that if the plan was phased as described, the Board would have to implement this by an amending resolution. The resolution for the Phase I plan (50 students, 100 employees) would have to only allow for minimum occupancy of the building with a signed plan. The Board would need sufficient detail on subsequent phases to review. Tegeder stated that the applicant needs to set up a meeting to discuss the secondary access road with the others involved.

Koeffler explained to the Board the need for an 8 foot fence around the entire property. The purpose would be to keep the students from wondering off the site. The proposed height is higher than allowed. The fence would also be completed in phases. Koeffler would like to do the front first and then the back later. The fence would be a black chain link fence. Kincart stated he would prefer a nicer along the street.

Mohegan Audi Addition

SBL: 15.16-1-44 & 45

Discussion Amended Site Plan

Location: 1791 East Main Street

Contact: Site Design Engineering

Description: Proposed building addition of 11,000 sf to an existing 16,000 sf building for dealer service bays.

Present were Barry Rost, property owner and applicant; Joseph Riina, project engineer; Michael Piccirillo, project architect; and Greg Reddington engineer and construction. Fon brought up addressing the corner at the intersection. Removing the extra curb cut is good. There is a bus stop there. Landscaping should be kept low.

The application is for an 11,000 square foot addition to the existing building, however the intention is to renovate the entire building. Reddington stated that they may have to remove the front of the existing building to achieve the architecture Audi wants, however it will be built to the existing building line. The corner parcel is C-3 and the existing building is located in the C-4 one. The back of leg of property is in the R1-40 zone. Riina stated that they met with the Building Inspector, John Landi, and he stated that before the end of the process, the applicant must merge the parcels. Riina also stated that Landi stated he believes the automobile sales use is allowed in the C-3 zone. The service access bays will face Lakeland. The Board requested an elevation of the side of the building facing Lexington Avenue. Tegeder suggested moving the Lakeland Street curb cut to be more in line with the driveway behind the building. Tegeder suggested using darker material on the lower three-quarters of the building so the entire building is more cohesive.

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PCSB Bank Commerce Street

SBL: 37.14-2-52

Discussion Preliminary Site Plan

Location: 1990 Commerce Street

Contact: Insite Engineering

Description: Proposed layout for an amended site plan to redevelop the existing bank building (formerly a Chase Bank) in the CVS Plaza.

Dawn McKenzie, landscape architect from Insite Engineering, Robert Ferrier, from PCSB, and Stephanie Fox, project architect were present. The bank would like to relocate from the current branch on Downing Drive (Kmart). The applicant is proposing a driveup window and ATM just beyond it. The handicap spaces must be made ADA compliant. If needed, the applicant has proposed to relocate the 2 parking spaces that must be removed to accommodate the drive-thru lanes.

Fox stated that the new drive-thru roof will be a proposed extension of the existing gable roof. The current roof is slate with no contrast and is very monochrome. The applicant would like to match it with an architectural asphalt shingle instead of using slate. Ferrier stated they would remove the walk up ATM. Replacing roof gable siding with hardi-plank. Fon asked about landscaping. Ferrier stated that the bank will take over this part of the site in September. Ferrier can submit the delineation of the part of the parking lot the bank will be responsible for maintaining. Tegeder stated a Lighting Plan must be submitted with special care given to the required ATM lighting. McKenzie asked if the town code had a minimum required width for the drive-thru lanes. Tegeder stated he did not think there was a minimum required width, but would check. Ferrier suggested visiting the Brewster location that has smaller lane widths and works well.

Sandvoss Minor Subdivision

SBL: 59.07-1-6, 7 & 8

Discussion Subdivision

Location: 1005 Hanover Street

Contact: Site Design Consultants

Description: Proposed 3-lot subdivision on 18.62 acres in the R1-80 zone. Lots to be served by private wells and septic systems.

Joe Riina, project engineer, and Steve Marino, project wetland consultant, were present. Riina stated that the applicant would like to receive a Negative Declaration so that they can move forward with the NYC DEP and complete their review. The Board gave the applicant a copy of a letter from Patricia Johnson received on 3/21/18. Fon would like the applicant to go back to the Conservation Board at their 4/18 meeting, so they can review the response letter. Fon and Kincart would like to attend that meeting. Then come back to the Planning Board's 4/23 meeting. Tegeder agreed with the recommendation of issuing a Negative Declaration and then coming back to make a decision after the DEP has completed their review. Tegeder asked that the limits of disturbance be tightened as much as possible.

Gallinelli Minor Subdivision

SBL: 27.13-1-49

Discussion Subdivision

Location: 2777 Quinlan Street

Contact: Site Design Consultants

Description: Proposed 2-lot subdivision on 1.48 acres in the R1-20 zone.

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Joseph Riina, project engineer, was present. Riina stated that because of the weather, he hasn't been able to do soil testing. In Riina's opinion, the worst case scenario for stormwater treatment is the two rain gardens shown because he does not believe the soils will be good enough to allow infiltration. There is a vegetative swale proposed all along the southern property line. Tegeder stated that the stormwater plan needs to be fairly detailed for the Board to approve it. Riina stated that he will design the rain gardens.

Planning Department

Hunterbrook Estates Condominiums

Discussion of setbacks as they relate to requests to install generators.

The Planning Board requested the applications be reviewed by the Board as they are submitted.

Upon a motion by Kincart, seconded by Savoca, and with all those present voting aye, the Board voted to close the meeting at 9:20 pm.