

Planning Board Minutes April 23, 2018

A meeting of the Planning Board, Town of Yorktown, was held on April 23, 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; Kristen Wilson, Planning Board Counsel.

Correspondence: No correspondence was received.

Minutes:

Upon a motion by Kincart, seconded by Savoca, and with all others present voting aye, except Savoca who was not present at that meeting, the Board approved the April 9, 2018 meeting minutes.

WORK SESSION

Prestige Renovations and Remodeling

SBL: 16.10-4-8

Discussion Minor Subdivision

Location: 3511 Buckhorn Street

Contact: Site Design Consultants

Description: Proposed 2-lot subdivision on 0.95 acres in the R1-20 zone

Joseph Riina, project engineer, was present. Riina stated that the surveyor has not responded yet regarding the Board's previous questions whether any access easements from adjacent parcels to the north reach this property. Riina did modify the plan to show the recreation parcel with equal width as the adjacent parcel to the north. Tegeder asked what was proposed for stormwater. Riina stated that he is taking the position that he does not have to do anything for stormwater because the disturbance does not meet the threshold. A basic SWPPP including erosion and sediment control will be provided. The NYSDEC will walk the site in the beginning of May. The Board scheduled a Public Hearing for the June meeting.

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 27,000 sf to an existing 16,000 sf building for dealer service bays.

Joseph Riina, Barry Rost, and Greg Reddington were present. Riina stated that the applicant worked on the exterior look of the building. Reddington stated that the discussion was centered around the service center, not looking like a service center. Reddington stated the applicant received permission from Audi to surface the entire street side of the building with the metal panels. Also added is a corner "jewell box" showroom display on the corner of the service center. The box sticks out about 2 feet from the building and displays a graphic that looks like a showroom. The corrugated material will only be used on the rear of

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the building. Riina stated that the Lakeland Street access was made smaller and realigned with the access road behind the building. The applicant will be meeting soon with the NYS DOT to see how they would like to treat the frontage. Riina stated the application will also meet with the Planning Department about the treatment of the landscaping at the corner. Riina stated that the NYS DOT recently installed an adaptive signal at the Lexington Avenue intersection to modulate the traffic flow through the intersection. Rost stated that no more car carriers will be servicing this lot. Tegeder asked if a car carrier did come to the site, how would it come into the site. Riina showed how a car carrier could enter the site from Route 6, go behind the building, and exit onto Lakeland Street. Wilson asked if any variances are required. Tegeder stated that as two lots variances would be needed, but if the lots were merged, the special permit would be on the entire property. D'Agostino asked if there are cars parked in the R1-40 zone. Riina confirmed cars are parked in the R1-40 zone. Riina will meet with the Building Inspector and Planning Department to figure out the zoning issues. He will also put the zoning line on the scaled drawing.

Montessori School

SBL: 37.09-1-59

Discussion Special Use Permit

Location: 2300 Crompond Road

Contact: Site Design Consultants

Description: Proposed to bring a daycare program that is currently utilizing another location, adding approximately 10 students to the subject location.

Joseph Riina, project engineer, was present. Riina stated that the school is looking to move some of the younger students to the location at 2300 Crompond Road. When the school was first opened at this location, the use was allowed in the residential zone. Now this use requires a special permit from the Zoning Board of Appeals. The proposal will add 8-10 students to the existing school of 30 students. The Board did not have any concerns with the proposal.

Hearthstone Minor Subdivision

SBL: 17.18-1-8

Discussion Subdivision

Location: 3138 Hearthstone Street

Contact: John P. Annicelli, Esq.

Description: Proposed 2-Lot subdivision on 1.0 acres in the R1-20 zone.

John Annicelli and George Vignogna were present. Kincart suggested the house be turned to face the new private road and not the old cow path. Tegeder also requested a landscaped hedge to deter the use of the cow path. The applicant suggested a stone wall along the side yard. The Board agreed a stone wall would be even better. The applicant agreed to turn the homes so they are garage to garage. Tegeder stated the applicant needs to revise the plan, provide an erosion and sediment control plan, sewer details, and a construction phasing plan to keep the private road open for neighbors during construction.

Town Board Referral – CPD Energy Corp (Mobil Gas Station)

SBL: 37.14-2-51

Discussion Special Use Permit

Location: 2035 Saw Mill River Road

Contact: MAP Architecture

Description: Applicant has requested to demolish the existing 1,000 sf convenience store and to construct a 3,000 sf convenience store.

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Andy Learn, project engineer, and Paul Jean, representing the applicant, were present. Learn submitted a revised lighting plan and stated that the two areas of the site that had light spill over one footcandle were corrected. The applicant is asking the Town Board for relief from the parking requirement for the site for 7 parking spaces. This would reduce the stormwater requirements due to impervious surface. Fon stated that ABACA wanted a Landscape Architect to create a landscape plan. Tegeder asked why there are wall packs on the rear of the building. Jean stated this lighting was just in case someone has to walk behind the building. Tegeder thought the lights under the canopy were excessively bright. The Board was concerned with the number of parking spaces requested by the variance. Tegeder asked again about the traffic counts coming and leaving the site and which direction they are turning. Tegeder will reach out to the Triangle site regarding the stormwater plan. Tegeder asked about the sidewalk and streetscape.

Upon a motion by LaScala, seconded by Kincart, and with all those present voting aye, the Board voted to close the meeting at 8:20 pm.