

**PLANNING BOARD
TOWN OF YORKTOWN**

**RESOLUTION AMENDING RES#13-25 APPROVING
A SITE PLAN FOR SPIRELLI ELECTRIC
LOCATED AT 990 EAST MAIN STREET, SHRUB OAK**

RESOLUTION NUMBER: #13-00

DATE: OCTOBER 7, 2013

On motion of _____, seconded by _____, and unanimously voted in favor by Fon, Flynn, Savoca, Rivera, and Kincart, the following resolution was adopted:

WHEREAS pursuant to Town Code Section 300-180(B), a site plan, Sheet SP-1 titled "Spirelli Residence Renovation," prepared by Michael Piccirillo Architecture, dated April 22, 2013, and last revised September 16, 2013, for a parcel located at 990 East Main Street, Shrub Oak and also known as Tax ID Section 16.06, Block 1, Lot 44 ("the Property"), for proposed renovations and alterations to the existing building were referred to the Director of Planning by the Building Inspector to verify the existing site is in conformity with the currently approved site plan;

WHEREAS a search of Town records indicates that any existing improvements were not the subject of any prior approvals and no approved site plan for the site as it currently exists; and

WHEREAS pursuant to Section §300-182A(3)(a) of the Town of Yorktown Town Code, the applicant can provide and has shown 4 parking space per 1,000 square feet of gross floor area thereby requiring a total of 7 parking spaces as shown on the plan; and

WHEREAS at the request of the Planning Board, landscaping was added to the plan to soften the appearance of the existing paved parking lot, as shown on the site plan listed herein;

WHEREAS pursuant to SEQRA, renovation and alteration of the existing commercial and residential building, is a Type II Action and no further action is required; and

BE IT NOW RESOLVED that a site plan, sheet SP-1, titled "Spirelli Residence Renovation," prepared by Michael Piccirillo Architecture, dated April 22, 2013, and last revised September 16, 2013, be approved subject to the modifications and conditions listed below, and that the Chairman of this Board be and hereby is authorized to endorse this Board's approval of said plan upon compliance by the applicant with such modifications and requirements as noted below:

Additional requirements prior to signature by the Planning Board Chairman:

1. Approval of a Basic Stormwater Pollution Prevention Plan to the satisfaction of the Town Engineer.

Additional requirements prior to issuance of the Certificate of Occupancy:

2. Approval of the proposed landscaping including a four season maintenance plan to the satisfaction of the Advisory Board on Architecture & Community Appearance; and

Additional requirements:

3. Proposed plan must comply with all current applicable ADA standards.
4. Applicant must submit final plans including as-built with all improvements in AutoCAD DWG readable format to the Engineering Department.
5. Applicant must obtain all necessary permits from outside agencies in order to complete project.

BE IT FURTHER RESOLVED that Wetland Permit **#WP-051-13** and Stormwater Pollution Prevention Plan Permit **#BSWPPP-075-13** are hereby approved subject to the conditions listed therein and said combined permit becomes valid upon signature of the Planning Board chairman;

BE IT FURTHER RESOLVED that unless a building permit has been issued within 360 days of the date of this resolution, **October 2, 2014**, this approval will be null and void.