

MINUTES OF A PUBLIC HEARING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF
MAMARONECK HELD ON MONDAY, JULY 9, 2007 AT 7:30 P.M. IN THE COURTROOM AT VILLAGE
HALL, MAMARONECK, NEW YORK

PRESENT:	Mayor	Philip Trifiletti
	Trustees	Thomas A. Murphy Toni Pergola Ryan John M. Hofstetter Anthony Fava
	Village Manager	Leonard M. Verrastro
	Village Attorney	Lino Sciaretta
	Police Department	Lt. James Gaffney
	Clerk-Treasurer	Agostino A. Fusco
ABSENT:		None

NOTICE OF PUBLIC HEARING

PLEASE TAKE FURTHER NOTICE that a copy of the Comprehensive Plan Update is on file with the Clerk-Treasurer of the Village of Mamaroneck.

PLEASE TAKE FURTHER NOTICE that at said public hearing, all persons interested will be given an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF
THE VILLAGE OF MAMARONECK, NEW YORK

This public hearing was left open from the July 9, 2007 meeting. Village Manager Verrastro stated that proposed changes submitted from Westchester County have been received and distributed to the Board.

Frank Fish, Planning Consultant of BFJ Planning and Bob Galvin, Chair of the Planning Board appeared to speak on the Comprehensive Plan. Mr. Fish stated that this hearing was left open as they were waiting for comment from the County and that what was received from the County was a good letter mentioning what they are doing regarding FARs and they are changing the urban plan. Basically the County views this as a matter of local concern and they are deferring to the Board in terms of their action on the Comprehensive Plan. He mentioned that the Environmental Assessment Forms and Negative Declaration have been circulated to all interested agencies. SEQRA would need to be complied with and a Negative Declaration made after closing the hearing a before the Plan is adopted. The County made one recommendation to the Plan asking that it more clearly state in Chapter One that specific amendments to Zoning Ordinances are recommended as part of the Phase update; that the Village be clear on zoning. Mr. Fish recommends one sentence be added stating "And make some immediate zoning text changes including amendments to the FAR and definition to building height". Mayor Trifiletti stated that any zoning changes including FAR and building height would need to be adopted through legislation. Trustee Murphy reminded residents that a lower FAR will be adopted throughout the Village and that this is just the beginning of the Master Plan and that work will continue on the industrial area, the commercial area revitalization, flooding and environmental section of the plan. Mayor Trifiletti asked that the 2025 Committee work with the Citizens Flood Committee on any flood related issues.

Mayor Trifiletti also stated that he has invited officials from the county and state levels to attend the next Board meeting to communicate what has been done at their levels in regard to flooding.

Mr. Bob Galvin, Chair of the Planning Board stated that in addition to this Plan, the zoning ordinance needs to be cleaned up. Other committees, i.e. Zoning and HCZM need to be consulted in working on this.

Trustee Hofstetter recently looked at FAR requirements in other communities and the definitions are not clear. He believes that these definitions should be as clear as possible. Mr. Galvin also stressed the importance of training building department officials as they join the Village. Trustee Hofstetter asked Mr. Galvin to elaborate on the FAR range issue. Mr. Galvin stated that the reason for the range is that you want to get to a point where 80% of a neighborhood conforms to the FAR requirement in the neighborhood. There will be field visits and building and tax records to gather this information.

Mayor Trifiletti thanked the 2025 Committee for their great work in getting to this point. Mr. Galvin also thanked the residents for their coming to workshops and contributing.

On motion of Trustee Hofstetter, seconded by Trustee Murphy:

RESOLVED that the public hearing on the Comprehensive Plan is hereby closed:

Ayes: Fava, Hofstetter, Ryan, Murphy, Trifiletti

Nays: None

On motion of Trustee Murphy, seconded by Trustee Fava:

RESOLVED that the Board of Trustees of the Village of Mamaroneck declare a Negative Declaration under the SEQRA act of New York State:

Ayes: Fava, Hofstetter, Ryan, Murphy, Trifiletti

Nays: None

On motion of Trustee Murphy, seconded by Trustee Ryan:

RESOLVED that The Comprehensive Plan Update is hereby adopted with the one amendment made by the Committee, read earlier by Frank Fish:

Ayes: Fava, Hofstetter, Ryan, Murphy, Trifiletti

Nays: None

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO, CLERK-TREASURER