

FMAC minutes from Oct 28,2014 Meeting

In attendance:Andrew Spatz, Benny Salanitro, Tony Gelber, Peggy Jackson, John Verni
Norman Rosenblum, Leon Potok, Dan Sarnoff
Nancy Tumi, James Abati

Norman began the meeting explaining the TOD study which is to propose a way to re zone the area from the railroad bridge to the Mamaroneck Ave School on Mamk Ave, and on the North side of Old WP road up to the 95 Bridge. Zoning would be made consistent, and it encourages residents not to use cars, and to walk to transport and the Village center. 3 charettes have been held for residents and members of the community. It would encourage residential and retail development. It is not meant to gentrify the area; the hope is to maintain the diversity of the area. It will also increase the tax base for the Village. The proposed study would work in conjunction with the Army Corps of Engineers. All projects must be built two feet over the base flood elevation. At this point 85% of the properties are non conforming.

At this point the residents voiced concerns about what effect the additional development would have on the area which is a flood zone. John and Andrew both raised concerns as there is an aquifer there which exacerbates flooding in the area. Dan Sarnoff said he would reach out the the ACE to get accurate maps of the aquifer. After much discussion it was determined that an independent engineer could use the GIS maps and do an objective analysis pre vs post construction what impact of storm water runoff would be in the proposed development versus where we are today. Based on using best building practices and pervious surfaces the issue could be improved.

The committee has drafted a proposal to the BOT which is included with these minutes, outlining the FMAC's recommendations re TOD.