

MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD ON DECEMBER 17, 2008, AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT: Mr. Steven Goldstein, Chairman
Mr. Marc Karell
Mr. Tim Keebe
Mr. Cary Sleeper
Mr. Anthony S. Weiner, Vice Chairman

ALSO PRESENT: Trustee Liaison Toni Ryan
Ms. Janet Insardi, Village Attorney
Mr. Keith Furey, Engineering Consultant for the Village

ABSENT: Mr. Morton Heilman

Chairman Goldstein called the meeting to order at 7:38 p.m.

NEW BUSINESS:

PEOPLE'S UNITED BANK – 1444 EAST BOSTON POST ROAD – PROPOSED DEMO/REMOVAL OF TWO MASONRY BUIDLINGS AND ALL ASSOCIATED APPURTENANCES FOR CONSTRUCTION OF 2,778 SF PEOPLE'S UNITED BANK – BOHLER ENGINEERING (707 WESTCHESTER AVENUE, SUITE 305, WHITE PLAINS, NY)

Mr. Craig Thompkins/Bohler Engineering was present to represent the application.

Mr. Thompkins reviewed the application as follows:

- Two buildings will be demolished
- Proposed 2,700 SF bank
- Landscaping/walls
- Required ZBA variances
- After speaking with Mr. Furey the applicant has developed a plan for the collection of stormwater
- 20% grass area

Mr. Furey said the existing runoff has been reduced and the water quality is increased.

Mr. Thompkins said it can be noted that approval of the application would require a semi-annual report to be forwarded to the Building Department.

The HCZMC and Mr. Thompkins discussed runoff and the maintenance plan/program.

Chairman Goldstein said he would like to see the elevation plans and lighting plans.

Mr. Thompkins said they will need a 12' buffer because of the residential area. They have reduced the height of the lighting and will minimize the lighting in the rear. The lighting will be standard shoebox commercial lighting with no uplights. The sidewalk is being restored. The building will be 1 ½ story, just under 24' and there will be a small canopy in the rear of the building.

Chairman Goldstein asked how much of the frontage is reflective surfacing.

Mr. Thompkins said approximately 40% of the frontage is reflective surfacing and most of it is glass.

On a motion by Mr. Weiner, seconded by Mr. Sleeper that under SEQRA the Board finds that the application of People's Bank – 1444 East Boston Post Road is an unlisted action and adopts a negative declaration.

Ayes: Goldstein, Karell, Keebe, Sleeper and Weiner
Nays: None
Absent: Heilman

On a motion by Mr. Weiner, seconded by Mr. Sleeper that the application of People's Bank – 1444 East Boston Post Road is consistent with the LWRP on condition that the applicant must submit a maintenance plan and obtain clearance on the soil testing.

Ayes: Goldstein, Karell, Keebe, Sleeper and Weiner
Nays: None
Absent: Heilman

JOHN & VICTORIA BONANNO – 712 ORIENTA AVENUE – COASTAL CONSISTENCY CERTIFICATION, SITE DEVELOPMENT PERMIT AND FLOOD PLAIN PERMIT TO UNDERTAKE THE CONSTRUCTION OF A NEW RESIDENCE AND ASSOCIATED AMENITIES – DANIEL S. NATCHEZ AND ASSOCIATES

and

JOHN & VICTORIA BONANNO – 716 ORIENTA AVENUE – COASTAL CONSISTENCY CERTIFICATION, SITE DEVELOPMENT PERMIT AND FLOOD PLAIN PERMIT TO CONSTRUCT A NEW REPLACEMENT RESIDENCE AND ASSOCIATED AMENITIES - DANIEL S. NATCHEZ AND ASSOCIATES

Mr. Daniel Natchez, Mr. John Bonanno and the Project Manager, were present to represent the applications.

Chairman Goldstein said the HCZMC will deal with the applications for 712 Orienta Avenue and 716 Orienta Avenue separately.

Mr. Natchez said the property has been subdivided by the Planning Board.

Mr. Natchez said he has completed the EAF's for 712 and 716 Orienta Avenue.

Mr. Natchez noted for the record that any record to 718 be changed to 716.

Mr. Natchez reviewed the application as follows:

- They are proposing to develop 712 Orienta Avenue into a one-family house
- 716 and 712 Orienta Avenue have the same footprint
- Has received BAR approval
- The driveway surface is 3,877 SF and they are proposing 4,421 SF
- All stormwater on driveways is impervious
- Existing house has a swimming pool
- The house will be 2 ½ stories
- Perk tests are ok
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Chairman Goldstein asked how the proposed house compares to houses in the neighborhood.

Mr. Natchez said the proposed house is smaller.

Mr. Natchez said there will be separate stormwater for each house.

Mr. Natchez said there was a question raised about going to the Tree Commission regarding the evergreen tree to be either relocated or new trees planted. Mr. Natchez said there are hollies planted on both sides of the fence.

Chairman Goldstein asked for more information about the drainage/stormwater plan.

Mr. Natchez said the water would be going through a filtration system before going into the Village stormwater.

Mr. Furey said the tree plan is ok and the stormwater plan exceeds what is required.

Mr. Natchez said two times a year it has to be inspected by the homeowner.

Chairman Goldstein said commercial is a little different than residential.

Mr. Karell asked why carbon filtration was selected.

Mr. Natchez said it is easily available and replaceable.

Mr. Karell expressed his concern about the sediment, oil and grease that comes through.

Mr. Sleeper asked how it is cleaned.

Mr. Natchez said if oil and grease come through you have to replace the filter.

Mr. Furey said the life cycle is long and the owner would be responsible for cleaning up the sediment.

The HCZMC discussed the drainage in the driveway and Mr. Furey said it is above and beyond what is required.

Ms. Insardi said the HCZMC can place conditions on an unlisted action under SEQRA.

Mr. Natchez said in the drawings it says there will be an inspection every six months.

Mr. Weiner asked about the perk tests and drywell tests.

Mr. Natchez said there is no difference in the soil grade as you go down. The perk tests are done. Mr. Natchez discussed the drainage and the type of soil. Mr. Natchez said there is no boulder or ledge and they did not encounter bedrock.

Mr. Furey said there were three different tests and he sees no problem.

On a motion by Mr. Weiner, seconded by Mr. Sleeper that under SEQRA the Board finds that the application of John & Victoria Bonanno – 712 Orienta Avenue and 716 Orienta Avenue is an unlisted action and adopts a negative declaration.

Ayes: Goldstein, Karell, Keebe, Sleeper and Weiner
Nays: None
Absent: Heilman

On a motion by Mr. Weiner, seconded by Mr. Sleeper that the application of John & Victoria Bonanno – 712 Orienta Avenue and 716 Orienta Avenue is consistent with the LWRP.

Ayes: Goldstein, Karell, Keebe, Sleeper and Weiner
Nays: None
Absent: Heilman

Chairman Goldstein asked for clarification of the curb cuts.

Mr. Natchez said the number of curb cuts are not being increased or decreased, they are just being moved. No trees in the Village right of way are being affected.

APPROVAL OF MINUTES

The minutes of October 15, 2008 will be adjourned to the next meeting of the HCZMC.

On a motion by Mr. Weiner, seconded by Mr. Sleeper the minutes of November 19, 2008 were approved as amended.

Ayes: Goldstein, Karell, Sleeper and Weiner
Nays: None
Abstains: Keebe
Absent: Heilman

ANNUAL ORGANIZATION

Chairman Goldstein noted that the annual organization of the HCZMC will be conducted this evening.

On a motion by Mr. Weiner, seconded by Mr. Sleeper, Mr. Goldstein will continue as the Chairman of the HCZMC.

Ayes: Goldstein, Karell, Keebe, Sleeper and Weiner
Nays: None
Absent: Heilman

Mr. Weiner said he would continue as the Vice Chairman of the HCZMC.

ADJOURNMENT

There being no further business to come before the Board, on a motion by Mr. Weiner and seconded by Mr. Sleeper the meeting was adjourned.

Ayes: Goldstein, Karell, Keebe, Sleeper and Weiner
Nays: None
Absent: Heilman

PREPARED BY:

ELIZABETH A. DREAPER
SECRETARY

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO
CLERK-TREASURER