

MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION
OF THE VILLAGE OF MAMARONECK HELD ON FEBRUARY 18, 2009, AT 7:30 P.M. IN THE COURTROOM AT
VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT: Mr. Steven Goldstein, Chairman
Mr. Mark A. Karell
Mr. Cary Sleeper
Mr. Tim Keebe
Mr. Carl Birman
Ms. Laura Schneider
Mr. Anthony S. Weiner, Vice Chairman
Trustee Liaison Toni Ryan
Ms. Janet Insardi, Village Attorney
Mr. Keith Furey, Engineering Consultant for the Village

Chairman Goldstein called the meeting to order at 7:30 P.M.

OLD BUSINESS:

Russell and Patricia Wolff – 1045 Nautilus Lane – Revised Drawings reflecting changes requested by the Commission at the January meeting.

Dan Natchez appeared and addressed the Board. Mr. Natchez stated that as per the Commission's requests they have submitted a drawing reflecting the changes. Mr. Natchez stated that they have met with the DEC and the DEC has no problem with the plans.

Mr. Goldstein, Chair read an email from Dan Natchez concerning what the DEC would sign off on into the record.

Mr. Natchez stated that the permit is required for the overflow line that would be underground from the infiltrators to the existing main system that goes through the sea wall, not any new discharge thru the seawall.

Mr. Goldstein asked if this was the one going across the property to the existing tie out.

Mr. Natchez clarified the line on the drawing, stating that the email is referring to the original drawing filed. Amended plan pulls the flow line back beyond the boundaries of the coastal erosion area.

Mr. Goldstein stated that since sewer line B was taken out, as well as potable ground water line, the only thing requiring a DEC permit is the stone dust path.

Mr. Natchez stated the stone dust path has been removed.

Ms. Schneider questioned the verbage in the letter and Mr. Natchez clarified the area in question stating the tie-in not the sea wall as shown on the drawing.

Mr. Weiner stated anything water side of the line has been removed from the plan.

Mr. Natchez stated that they have applied to the DEC for approval and when they are approved they will come back before the Board for the things removed from this application.

Dan Natchez requested that the record show that the resolution stands with the amended drawing dated 12/4/09.

Mr. Goldstein stated that let the record show that the amended drawing dated 2/4/09 reflect the changes discussed as part of the resolution and will sign acceptance at the end of the meeting.

Mamaroneck Boat and Motors – 622 Rushmore Avenue Replacement of pilings

Mr. Goldstein stated he asked for the application to be placed back on the agenda because he wanted an update of the project, and has not heard about anything moving forward which gave him cause for concern.

Mr. Deutermann appeared and addressed the Board. Mr. Deutermann stated that the bulk head has been started and should be completed in 2 weeks. The mess on the other side is to be cleaned up.

Mr. Furey stated that the unstable pieces have been removed and until such time that the bulk head can be reestablished the shore now has a natural slope.

The Building department had issued an OTR (Order to Remedy) for safety reasons.

Mr. Goldstein stated that the erosion was caused by the boat racks.

Mr. Furey stated that it was not determinative.

Mr. Goldstein asked about the boat racks over hanging the McMichael's property and Mr. Deutermann answered that they spoke to the neighbors and the racks will be moved in the spring when the boats are launched.

Mr. Furey stated that a Site Plan must be updated for approval by the Planning Board and the Board of Trustees as well.

Ms. Insardi stated that the Board wants to be apprised of everything done on the property and that they wanted it done by spring.

Mr. Deutermann stated that the boats must be launched first.

Mr. Furey stated that the Site Plan could be done showing where everything will be placed.

The Board discussed the boats in the water, Mr. Deutermann stated that the underwater land is leased and will give the Board the information.

Ms. Insardi stated that the applicant must fill out the long Environmental Assessment form listing all the approvals require so that the usage of the area in the channel, boats extending into the channel and setbacks from Indian Cove can be addressed.

Mr. Deutermann stated that cost is an issue.

Mr. Furey stated that the Site Plan is required to get everything legalized; no open permits can be closed until the Site Plan has been supplied, and he will work with the applicant.

The matter was adjourned to the March meeting.

NEW BUSINESS:

Sophia and Thomas Boudier – 636 Shore Acres Drive. Addition of a wood patio approximately 280 square feet to match existing. Demolition of existing greenhouse and replacement of existing exterior awning. Landmark Construction@ 102 Lockwood Avenue Yonkers

No one appeared and the matter was adjourned to the March meeting.

Mamaroneck Public Library- 136 Prospect Avenue- Renovation of existing Library and addition on top and adjacent to existing. George Schieferdecker, BKSK Architects LLP @ 28 West 25th Street, 4th Floor, New York, NY.

Carl Birman stated that he did volunteer work for the Library.

Mr. Goldstein stated that he has attended a fund raiser for the Library.

Ms. Insardi stated that they did not have to recuse themselves as long as they can be fair and impartial. Applicant has no objection.

Mr. Bill Solis, of 1020 Nautilus Lane, a member of the Library Board, and library building committee addressed the Board. Mr. Solis stated that the Library is deemed a part of the municipality and accordingly doesn't require the same approval from other commissions that a commercial property does, none the less they are asking the Commission for approval as it will assist in a pending grant and future grants. HUD requires a statement of conformance with the local HCZMC.

Mr. Goldstein asked if the Library was going before the Architectural Review Board.

Ms. Insardi stated that the library is exempt from all other Boards however the HCZMC is acting almost as an agent for the state; the exemptions does not include the HCZMC. The Library needs a consistency determination before they can get any money from the state.

Mr. Solis stated that the Library is heavily used and is in need of many repairs (the roof, mechanical, elevators). The objective is to have a good functioning, attractive, environmentally friendly expansion.

George Schieferdecker of BKSK Architects addressed the Board. Mr. Schieferdecker stated that the Library is currently 2,100 sq. ft. and the proposed addition is 1,300 sq. ft. The existing portion of the Library was designed to take a load on top so when the adjoining piece of land became available the plan was designed accordingly. The existing entrance is not handicapped accessible and the expansion will make the building ADA compliant. The addition will be above the existing first floor with a sustainable grass roof terrace with views of the harbor.

Mr. Karell asked if the Library is going for LEED certification.

Mr. Schieferdecker said yes, that they are going for a silver rating and gave the Board members a copy of the LEED scorecard.

Mr. Goldstein asked why no solar panels and Mr. Schieferdecker answered they were cost prohibitive at this time, but there is space for possible future installation. The HVAC system was discussed and Mr. Schieferdecker stated that an engineer was hired by the Library for PEER review of the engineer that works for Boler Engineering.

Mr. Schieferdecker showed a mock up of the project, explaining that the lot line wall in this application is extremely prominent and they gave a lot of attention to its design.

Ms. Schneider asked why they can't have a flush out at the end of construction and Mr. Schieferdecker said timing and again the cost is the reason although it may happen. Ms. Schneider stated that she wants to see an increase in Library usage but not in traffic.

Mr. Daniel Patterson of Bohler Engineering addressed the Board. Mr. Patterson stated that the number one concern is storm water runoff. Mr. Patterson stated that increased impervious area is 3,000sq. feet the green roof is capable of handling 100 cubic of storage leaving about 1275 sq. ft.. They can provide a retention system or a detention system.

Mr. Keith Furey, Engineering Consultant explained the detention system, and the green roof.

Mr. Weiner asked about the viability of running water from the detention tanks to the green roof if needed.

Mr. Schieferdecker stated that is possible but should not be necessary and they will look into it but do not want to add to the building cost.

Mr. Goldstein asked if they have to do a SEQRA Review for this.

Ms. Insardi stated that all that is needed is a consistency determination stating that it is an unlisted action with no significant environmental impact. A short Environmental Assessment Form was submitted as part of the application.

On motion of Mr. Sleeper, seconded by Mr. Weiner a SEQRA Determination was proposed, and declared an unlisted action with no environmental affects.

Ayes: Goldstein, Karell, Sleeper, Keebe, Birman, Schneider, Weiner

Nays:

Absent:

On motion of Mr. Sleeper, seconded by Mr. Weiner, Consistency determination with the LWRP

Ayes: Goldstein, Karell, Sleeper, Keebe, Birman, Schneider, Weiner

Nays:

Absent:

Mamaroneck Train Station Building- John A. Verni - One Station Plaza. Heard at the 11/08 meeting.

Ms. Insardi summarized the application. The Board of Trustees will be finalizing their SEQRA review in connection with the rezoning on what is essentially a renovation.

Ms. Insardi stated that the applicant's attorney John Verni is working out all the details concerning the storm water.

Mr. Weiner stated that this is the only opportunity to mitigate any issues.

Ms. Insardi stated that she will notify the applicant to appear before the HCZMC at the March meeting.

MINUTES

The minutes of December 17, 2009 were accepted with changes on the motion of Mr. Sleeper, seconded by Mr. Goldstein

Ayes: Goldstein, Karell, Sleeper, Birman, Weiner

Nays:

Absent:

Abstained: Keebe, Schneider

The minutes of October 17, 2009 were accepted with changes, on motion of Mr. Weiner, seconded by Mr. Karell.

Ayes:, Karell, Weiner, Goldstein

Nays:

Absent:

Abstained: Goldstein, Birman, Keebe, Schneider

On motion of Mr. Weiner seconded by Mr. Sleeper the meeting was adjourned at 8:45.