

DRAFT MINUTES

MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD ON APRIL 15, 2009, AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT: Mr. Steven Goldstein, Chairman
Mr. Mark A. Karell
Carl Birman
Laura Schneider
Mr. Anthony S. Weiner, Vice Chairman
Trustee Liaison Toni Ryan
Mr. Keith Furey, Engineering Consultant for the Village

ABSENT: Mr. Cary Sleeper
Mr. Tim Keebe
Ms. Janet Insardi, Village Attorney

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

Mamaroneck Boat and Motors – 622 Rushmore Avenue

Mr. Guy Deutermann appeared and addressed the Board. Mr. Deutermann stated that the bulk head is finished and a new consultant John Bilks is preparing a site plan. The gas tank lines can be run now that the bulk head is finished, after they meet with the Planning Board, to ensure they meet zoning regulations.

Mr. Furey stated that in terms of architectural, engineering, fire code, building code other than zoning everyone is satisfied that the pad, tie down and bottle neck are fine.

Mr. Deutermann stated that the boats are coming off the racks and being launched.

The chairman stated that he thought the racks were moved without a permit.

Mr. Deutermann stated that the racks have been in the same place for over 50 years, the problem is the boats on the racks were too long not the placement of the racks. The placement of the racks will be addressed on the site plan.

The chairman asked about the other bulkhead, Mr. Furey stated that the Building Department is happy to see movement, that the applicant has made the site more stable. Mr. Deuterman stated that it takes about one year to get a permit; the site plan can be phased.

Mr. Deutermann stated that they will have the site plan ready for next month's meeting. The Board then stated after they receive the site plan they would like an onsite inspection.

Mr. Furey stated that the building department, the Planning Board and the Harbor Coastal Zone Management Commission will need copies of the site plan.

The Chairman stated that the application will be put on the May agenda for a perimeter permit and site plan approval.

2. **MAMARONECK BEACH AND YACHT- Replacement of Pilings**

Paul Noto applicant's attorney appeared and addressed the Board. Mr. Noto stated that they are before the board to get permission to replace 3 pilings that were damaged over the winter. They are not technically required to get permission but would like the HCZMC blessing.

The chairman stated that it would be part of the perimeter permit with the DEC and if the perimeter permit was already in place they would not have to come before the Board. The DEC resolution is eminent.

Mr. Weiner asked what the pilings were made of. Mr. Noto stated the pilings being replaced were wood and they are being replaced with steel.

The Board discussed the application and determined that no SEQRA determination is required as per Section 240-21B of the Village of Mamaroneck code.

On motion of Mr. Weiner seconded by Mr. Karell the application to replace 3 pilings under Section 240-21B was approved 5-0

3. **Mr. and Mrs. Andy Provencher – 855 Orienta Avenue. To construct a new gravel circular driveway facing Greacen Point Road with two new curb cuts on Greacen Point Road and one curb cut from Orienta Avenue.**

Arthur Wexler applicant's architect appeared and addressed the Board. Mr. Wexler stated that the 3 area drains in the rear of the property go to the sanitary sewer. Mr. Wexler stated that the swimming pool has no drain; the chairman stated that county code requires that water must go to the sanitary sewer from the pool. Mr. Wexler that the pool stays full all the time but will use a flexible hose to drain to sanitary sewer.

Mr. Wexler stated that 2 trench drains in the Driveway must go to the sump across the ceiling of the garage.

Mr. Goldstein stated that all water off the roof will be handled by the 1 cultec in the front and 3 in the back in the event of a 25 year storm.

Mr. Goldstein voiced his concerns about the silt fence, stating that the fences on the property are not what are shown on the plans.

Mr. Wexler stated that he will have the silt fence corrected.

The placement of the driveway and the effect on the Village trees was discussed, and Mr. Furey stated that the language of the permit would be worded to protect the trees the placement of the driveway could be moved slightly to protect the trees.

Mr. Eric Detmer APE of Richter Engineering appeared and addressed the Board. Mr. Detmer stated that 1 perc test was done between the house and the easement to the depth of 30 inches. Mr. Detmer explained the specs of the corrugated plastic cultec, stating that they do not have to go as deep as precast concrete and are easier to install.

On motion of Mr. Weiner, seconded by Mr. Karell the Board declared this a Type II action with no environmental impact

Ayes: Goldstein, Weiner, Karell, Birman, Schneider

Nays:

Absent:

Abstained:

On motion of Mr. Weiner, seconded by Mr. Birman that the application of Mr. and Mrs. Andy Provencher – 855 Orienta Avenue, is consistent with LWRP is approved unanimously. 5-0

Ayes: Goldstein, Weiner, Karell, Birman, Schneider

Nays:

Absent:

Abstained:

On motion of Mr. Weiner, seconded by Mr. Birman the Planning Board voted to approve the application of Mr. and Mrs. Andy Provencher, 855 Orienta Avenue, a permit to construct a new gravel circular driveway facing Greacen Point Road with two new curb cuts on Greacen Point Road and one curb cut from Orienta Avenue.

Ayes: Goldstein, Weiner, Karell, Birman, Schneider

Nays:

Absent:

Abstained:

MINUTES

The minutes of March 18, 2009 were accepted (subject to Ms. Insardi's review) on motion of Mr. Weiner, seconded by Mr. Schneider.

Ayes: Goldstein, Weiner, Schneider

Nays:

Absent:

Abstained: Karell, Birman

ADJOURNMENT

On motion of Mr. Weiner seconded by Mr. Birman the meeting was adjourned at 8:55.

Minutes prepared by:

Francine M. Brill