

MINUTES OF A MEETING OF THE HCZM OF THE VILLAGE OF MAMARONECK, NEW YORK, HELD ON WEDNESDAY, MARCH 18, 2009 AT 7:30 P.M. IN THE COURTROOM AT 169 MT. PLEASANT AVENUE, MAMARONECK, NEW YORK.

These are intended to be “Action Minutes” which primarily record the actions voted on by the HCZM at the meeting held March 18, 2009.

PRESENT: Mr. Steven Goldstein, Chairperson
Mr. Anthony Weiner, Vice Chair
Mr. Tim Keebe
Ms. Laura Schneider
Mr. Cary Sleeper

ABSENT: Mr. Carl Birman
Mr. Mark Karell

ALSO PRESENT: Mr. Keith Furey, Consulting Engineer
Ms. Janet M. Insardi, Village Attorney

CALL TO ORDER

The meeting was called to Order by Chairperson Goldstein at 7:30 P.M.

OLD BUSINESS:

1. **Mr. & Mrs. Andy Provencher – 855 Orienta Avenue – 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, Architect**

Arthur Wexler, Architect appeared on behalf of the applicant.

The Chair inquired as to the new construction on the property.

The architect showed the Commission photos of the existing house as it was pre-construction and indicated that there was 1200 sq. ft. of new construction.

The Commission inquired as to the details of the stormwater plan and erosion control plan including the perc tests, drywalls and silt fencing.

Keith Furey inquired as to the volume of stormwater and its collection.

The installation of trench drains was discussed as well as the need for further calculations. Also discussed was the possibility of stormwater going into the sewer system.

Mr. Weiner indicated that there was a need for further information and additional detail.

An appropriate work up including stormwater and landscaping details was requested which should include details on the existing drywalls and the existing sewer easement.

The applicant will confer with the Building Department and Mr. Furey and provide the additional detail requested, including showing contour lines and grates.

A motion was made by Mr. Weiner, seconded by Mr. Sleeper to adjourn the matter to the April meeting.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

2. Mamaroneck Train Station Building – John A. Verni – One Station Plaza. - Heard at November 2008 Meeting

John Verni appeared on behalf of the applicant and made a presentation of the project and its status. He noted that the Board of Trustees is the lead agency.

He noted that no impervious surface will be added, with the exception of steel pillars for the flyway to the second floor.

The building will be renovated and all downspouts repaired.

A motion was made by Mr. Weiner, seconded by Mr. Sleeper, finding that the project is consistent with the LWRP.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

3. Mamaroneck Boat & Motors – 622 Rushmore Avenue – Replacement of Pilings

There was no appearance by Mr. Dueterman.

The chair circulated a photo taken depicting a gap in the seawall.

No application to repair the seawall has been forthcoming, and the requested survey has not been forthcoming.

A letter will be sent to Mr. Dueterman detailing the issue and directing him to appear at the April meeting.

The Commission discussed possible future action in the event that issues are not remedied including possible limitations on fuel sales.

The matter was adjourned to the April 15th meeting.

4. 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

Mariella Jaquenoud, Architect appeared on behalf of the applicant and presented the plans.

The Board noted the decrease in impervious surface due to the wood platform.

The Board questioned the applicant as to particulars of the sediment and erosion control plan and the applicant volunteered to amend the plan to reflect the Commission's comments.

A motion was made by Mr. Weiner, seconded by Mr. Sleeper, to classify the action as unlisted and adopt a negative declaration.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstain: None
Absent: Birman, Karell

A motion was made by Mr. Sleeper, seconded by Mr. Weiner that the application of 636 Shore Acres Drive is consistent with the LWRP.

Ayes: Keebe, Goldstein, Schneider, Weiner
Nays: None
Abstain: None
Absent: Birman, Karell

5. Kaufman – 917 Taylor's Lane – Repair and removal of in-ground pool - Louis C. Fusco RLA.

Louis Fusco, Architect appeared on behalf of the applicant.

The project was presented to the Department of Environmental Conservation (DEC), the plans were amended and those amended plans are now before the Board.

The Chair inquired as to the FEMA boundaries.

The Architect detailed the changes made at the DEC's request.

The impervious surface decreased by 400 sq. ft. and a tidal wetlands permit was issued by the DEC.

The Board expressed concerns about the pool waters.

Applicant volunteered to comply with any and all conditions.

EEA will review the revised plans and the applicant will comply with any conditions recommended by EEA.

A motion was made by Mr. Sleeper, seconded by Mr. Weiner, to classify the action as Type I and adopt a negative declaration.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

A motion was made by Mr. Weiner, seconded by Mr. Sleeper that the application of 917 Taylor's Lane as amended is consistent with the LWRP.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstain: None
Absent: Birman, Karell

NEW BUSINESS:

1. Lionel Galerne – 506 Shore Acres Drive – New swimming pool fence and modifications to existing structure – Daniel S. Natchez and Associates

Dan Natchez appeared on behalf of the applicant.

Amended plans were submitted in response to EEA's comments and Mr. Natchez presented the plans and addressed EEA's comments and Board questions regarding the plans including fences.

Pool water will be discharged to the sanitary system.

A motion was made by Mr. Weiner, seconded by M r. Sleeper, to classify the action as unlisted and adopt a negative declaration.

Ayes: Keebe, Goldstein, Schneider, Sleeper
Nays: Weiner
Abstains: None
Absent: Birman, Karell

A motion was made by Mr. Weiner, seconded by Mr. Sleeper that the application of 506 Shore Acres is consistent with the LWRP.

Ayes: Keebe, Goldstein, Schneider, Sleeper
Nays: Mr. Weiner
Abstain: None
Absent: Birman, Karell

2. Elizabeth Atwood – 1320 Flagler Drive – Pool enclosure to Code – Kucker & Bruh LLP

John Chernefsky, Esq. appeared on behalf of the applicant and presented the background and the need to come before the HCZM to legalize the enclosure.

Wall will remain (2 ft. high) and fencing will be added.

The type and height of the fence was addressed as was compliance with both Village and State regulations.

A motion was made by Mr. Sleeper, seconded by Mr. Weiner, to classify the action as unlisted.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

A motion was made by Mr. Weiner, seconded by Mr. Sleeper that the application of 1320 Flager Drive is consistent with the LWRP.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstain: None
Absent: Birman, Karell

MINUTES

A motion to approve the amended minutes of January 21, 2009 was made by Mr. Weiner seconded by Mr. Sleeper.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

A motion to approve the minutes of February 18, 2009 was made by Mr. Weiner seconded by Mr. Sleeper.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

ADJOURN

A motion to adjourn the meeting was made by Mr. Weiner, seconded by Mr. Sleeper.

Ayes: Keebe, Goldstein, Schneider, Sleeper, Weiner
Nays: None
Abstains: None
Absent: Birman, Karell

On motion duly made and carried, the meeting was adjourned at 9:20 P.M.

PREPARED BY:
Janet M. Insardi
Village Attorney

SUBMITTED BY:
Anthony Weiner
Vice-Chair