

MINUTES OF A REGULAR MEETING OF THE HARBOR AND COASTAL ZONE MANAGEMENT COMMISSION OF THE VILLAGE OF MAMARONECK HELD JULY 21, 2010 AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT: Mr. Carl Birman, Chairman
Mr. Anthony Weiner,
Ms. Laura Schneider
Mr. George Belisto
Mr. Jim Bilotta
Mr. Peter Jackson

ABSENT: Mr. Bert Siegel

The meeting was called to order at 7:32P.M.

OLD BUSINESS:

- 1. Evans Associates- Richard & Caroline Alter – 1000 Taylors Lane – Evans Associates Environmental Consulting, Inc. – Development of a 3 –lot subdivision. One of the proposed lots contains an existing single family residence. (No new material received-Tabled)**
- 2. New Waverly Avenue Associates –**
- 3. Vincent Monte-Santo – 652 Shore Acres Drive – Installation of a replacement float.**
- 4. Shore Acres Point Corporation- 504 The Parkway – Perimeter Permit and Seawall maintenance – Daniel S. Natchez and Associates**

NEW BUSINESS:

- 1. Greg Lyon – 907 Stuart Avenue – Addition of new study, kitchen, great room, master bedroom suite and wood deck to existing one story home. Eric Jacobson, Architect – 500 Halstead Avenue Mamaroneck.**

The Meeting was called to order at 7:30p.m.

OLD BUSINESS

- 1. Evans Associates- Richard & Caroline Alter – 1000 Taylors Lane – Evans Associates Environmental Consulting, Inc. – Development of a 3 –lot subdivision. One of the proposed lots contains an existing single family residence. (No new material received-Tabled)**

On Motion of Mr. Weiner, seconded by Mr. Jackson the matter was tabled to September 14, 2010.

Ayes: Birman, Weiner, Jackson, Schneider, Belisto, Bilotta
Nays: None
Absent: Siegel

2. New Waverly Avenue Associates –

The application was on the agenda in error as it was previously approved.

3. Vincent Monte-Santo – 652 Shore Acres Drive – Installation of a replacement float.

Mr. Birman stated that he is in receipt of an e-mail dated June 23, 2010 in which Mr. Monte-Santo stated that he would be away and requested the application be reviewed in his absence

The Board discussed whether they could review the legalization of the existing float and found that it has not been legally noticed.

On motion of Mr. Bilotta, seconded by Mr. Weiner the Board scheduled to hold a public hearing September 15, after the application is properly noticed.

4. Shore Acres Point Corporation- 504 The Parkway – Perimeter Permit and Seawall maintenance – Daniel S. Natchez and Associates

Mr. Birman stated that he received an e-mail from Mr. Natchez requesting that the matter be adjourned as he is unable to attend. He further entered e-mails from Mr. Natchez and Mr. Noto as part of the public record.

Mr. Hoeger stated that the Department of State has no objection, Mr. Weiner contradicted him.

On motion of Mr. Weiner, seconded by Mr. Bilotta the public hearing was cancelled to be renoticed for September 15, 2010.

OLD BUSINESS

Mr. Birman stated that he received a draft resolution for 0 Oakhurst for the Type II action, a negative declaration under SEQRA, and a determination of not inconsistent.

NEW BUSINESS

1. Greg Lyon – 907 Stuart Avenue – Addition of new study, kitchen, great room, master bedroom suite and wood deck to existing one story home. Eric Jacobson, Architect – 500 Halstead Avenue Mamaroneck.

Eric Jacobson, architect addressed the Board stating they are before the ARB for minor changes required to elevation. He gave an overview of the property 75X217 feet and the 230 square foot addition is about 132 feet from the rear property line. The addition is substantially above the creek and erosion control measures will be the installation of cultecs. Zoning is required for the garage and boathouse and they will be before the Zoning Board 9/2/10.

The water drainage was discussed, and Mr. Jacobson stated that it was not economically feasible to run the storm water to the creek.

Mr. Siegel had sent an email stating he could not attend the meeting but he had concerns, after discussion it was decided that he should address those concerns to the Zoning Board as it is a zoning issue and not in this Board's purview.

Mr. Weiner stated that this should be a Type II action. He also requested that both a fabric barrier and hay bales be used for sediment control.

Mr. Birman read an e-mail from Mr. Furey the Village engineering Consultant into the record stating everything is fine and recommending that it is consistent with the LWRP.

On motion of Mr. Jackson, seconded by Mr. Weiner the Board determined that 907 Stuart Avenue is a Type II action.

Ayes: Birman, Weiner, Jackson, Schneider, Belisto, Bilotta
Nays: None
Absent: Siegel

On motion of Mr. Weiner, seconded by the Mr. Jackson the Board declared 907 Stuart Avenue to be consistent with the LWRP.

Ayes: Birman, Weiner, Jackson, Schneider, Belisto, Bilotta
Nays: None
Absent: Siegel

MINUTES

Postponed

NEW BUSINESS

The scheduled training session was discussed.

Mr. Birman recognized a member of the public that wished to speak.

Mr. Leon Calusion of 522 The Parkway stated that he arrived late and wanted to know about 504 The Parkway Shore Acres Point Corporation and the seawall.

Mr. Birman explained the applicant requested an adjournment to September and Mr. Hoeger explained that the seawall will only be maintained not changed in any way.

ADJOURNMENT

On motion of Mr. Jackson, seconded by Mr. Weiner the meeting was adjourned at 8:15p.m. to September 15, 2010.

Minutes prepared by
Francine M. Brill