

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on September 11, 2008. The full public record of this meeting is the audio/video recording made of this meeting and kept in the Planning Board’s Records.

PRESENT:

Robert Galvin, AICP, Chairman
Carl Alterman
Michael Ianniello
Stewart Sterk
Lee Wexler
Frank Fish, FAICP, BFJ Planning Consultant
Thomas A. Murphy, Trustee Liaison

AGENDA:

OLD BUSINESS:

- 1. APPROVAL OF MINUTES**
- 2. 900 RUSHMORE AVENUE/BEACH POINT CLUB** – Relocation of two paddle tennis courts and construction of an additional court and warming hut.
- 3. 317-322 MAMARONECK AVENUE – DIROMA** – Change lower level from office to residential units.
- 4. 1444 EAST BOSTON POST ROAD/PEOPLES UNITED BANK** – Construct bank where gas station and restaurant now exist.

NEW BUSINESS:

- 1. 1160 WEST BOSTON POST ROAD – ESH MANAGEMENT LLC** – Demolition of existing vacant restaurant and construction of building to house bank.

Chairman Galvin called the meeting to order at 7:07 p.m.

Chairman Galvin reviewed the agenda items for this evening.

OLD BUSINESS:

APPROVAL OF MINUTES

A motion was made by Mr. Alterman to approve the minutes of the Regular Meeting of the Planning Board held on July 10, 2008, seconded by Mr. Wexler.

Ayes: Alterman, Galvin, Sterk, Wexler
Nays: None
Absent: Ianniello

The minutes of the Regular Meeting of the Planning Board held on July 24, 2008, will be tabled until the next meeting of the Board on September 25, 2008.

900 RUSHMORE AVENUE/BEACH POINT CLUB – Relocation of two paddle tennis courts and construction of an additional court and warming hut.

Mr. Randy Rudder, Manager of the Beach Point Club appeared.

Mr. Rudder said the following items have been done as requested:

- The landscape review was done, has been reviewed by the Village's landscape consultant and complies
- The existing lighting has been added to the plan
- Lighting dispersion and foot candles have been added to the plan
- Zoning variance has been received from ZBA
- BAR approval has been received

Chairman Galvin read a report from Ms. Oakley, the Village's landscape consultant, which stated that a majority of the trees and shrubs will remain.

Chairman Galvin said the Planning Board had declared itself as the lead agency at the last meeting of the Board.

A motion was made by Mr. Sterk to declare a negative declaration under SEQRA for the application for 900 Rushmore Avenue/Beach Point Club, seconded by Mr. Alterman.

Ayes: Alterman, Galvin, Ianniello, Sterk, Wexler
Nays: None
Absent: None

A motion was made by Mr. Sterk to adopt the final site plan approval for the application for 900 Rushmore Avenue/Beach Point Club, for the plans dated January 8, 2008, subject to the review and approval of the HCZM, seconded by Mr. Alterman.

Ayes: Alterman, Galvin, Ianniello, Sterk, Wexler
Nays: None
Absent: None

Chairman Galvin stamped the site plans with the note that approval was subject to the review and approval of HCZM.

317-322 MAMARONECK AVENUE – DIROMA – Change lower level from office to residential units.

Mr. Anthony Diroma/Owner and Mr. Richard Paroly/Concepts Enterprise, 86 North Field Avenue, Harrison, NY, the architect, appeared.

Mr. Paroly reviewed the following items:

- Plans received with revisions
- Updating of Building Code requirements
- Handicap parking spaces
- New landscaping in the area in the rear of the building

Chairman Galvin said Ms. Favate will contact Mr. Paroly to have the latest plans sent to Mr. Keith Furey. Chairman Galvin said the Board needs Mr. Furey's feedback and will call him with regards to that. The plans will need to change regarding engineering.

Mr. Paroly said Ms. Favate has the plans and discussed the choice of material around the planted triangle adjacent to Phillips Park Road.

Chairman Galvin said the triangular area border cannot consist of railroad ties and needs to be more durable.

Mr. Paroly said he wants to build a tier effect and establish the area to not be in the way of cars, keeping it low. There is a limit as to how much money can be spent and he would like to focus on screening and landscaping/trees.

Chairman Galvin said Ms. Oakley, Ms. Favate as well as the Planning Board members want something more durable.

Mr. Fish said you would normally not use railroad ties in this case, for durability you would use granite, Belgium block or concrete.

Mr. Paroly said they can use split face block but that looks cheap.

Mr. Wexler said it would be more appropriate to use Belgium block. Mr. Paroly said that would increase the cost if they go with masonry to build this.

Chairman Galvin said Ms. Favate can contact Mr. Paroly and come up with something that is mutually agreeable.

Chairman Galvin said other changes for additions should be reflected on the site plan.

Chairman Galvin said he will call Keith Furey after the meeting and send an e-mail to Mr. Furey to check on the calculations. Chairman Galvin gave Mr. Paroly Mr. Furey's phone number so they can discuss the storm water calculations.

Mr. Fish asked the applicant to provide examples of pervious materials to be used. Mr. Paroly said he is inclined to use impacted #4 (gravel).

Chairman Galvin said Ms. Favate was going to give Mr. Paroly several items to choose from.

Mr. Paroly discussed what the surface would look like.

Mr. Wexler discussed the Belgium block already being in place and asked about the loading zone.

Mr. Fish noted that the plans indicate the use of part concrete and part pervious material in the parking lot.

Mr. Paroly said he is trying to reduce the amount of stormwater drainage and noted that half the lot is already paved.

Chairman Galvin said they are essentially putting in half the lot with gravel. Mr. Fish said the gravel turns to mud in the winter and dust in the summer and that there should be asphalt where the cars travel.

Mr. Ianniello said it will not work to border the edges with gravel.

Mr. Fish said he wanted actual examples of what is to be done and noted that the Board should be careful about what material is actually being used.

Mr. Diroma asked if you can plow pervious pavement. Mr. Fish said yes but does not want to design this for the applicant. Mr. Fish said gravel is hard to maintain.

The applicant and Board discussed the use of asphalt and gravel.

Chairman Galvin said they are trying to put as much pervious surface for drainage/runoff. He suggested material similar to that used by the Westchester Jewish Center in their parking lot.

The Board discussed discharging people by driving right up to the building and handicap spaces.

Mr. Paroly explained the existing conditions for drainage and runoff.

Mr. Fish asked about the lighting plan and Mr. Paroly reviewed the lighting plan.

Chairman Galvin said the applicant should include pervious asphalt on the plans. Mr. Galvin will call Mr. Furey in the morning and also talk to Ms. Favate regarding the plantings. The Board does not like the use of the railroad ties.

The application will be continued at the next meeting of the Board on September 25, 2008.

1444 EAST BOSTON POST ROAD/PEOPLES UNITED BANK – Construct bank where gas station and restaurant now exist.

Mr. Paul Noto, Esq., and Mr. Greg Thompkins of Bohler Engineering, appeared.

Chairman Galvin said the Board had declared itself lead agency at the last meeting.

Chairman Galvin said the applicant is submitting a new plan in response to the Planning Board's comments at the last meeting.

Mr. Noto discussed the Board's recommendations for modifications and said the Building Inspector could not review this in time. Mr. Noto discussed signage and said they have the Phase 1 study.

Chairman Galvin received a letter from Mr. Spencer, a nearby resident, listing concerns about the application.

Chairman Galvin said the Planning Board cannot approve a site plan that does not meet code. Any variances sought would be directed and heard by the Zoning Board.

Chairman Galvin said the applicant needs to submit a new site plan and that the signage must conform to the Village Code. Any requested variances would be heard by the ZBA. The Planning Board's intention would be to eliminate and/or reduce the variances being sought by the applicant.

Mr. Noto requested to see the e-mails from the neighbor and the Chairman's response. Chairman Galvin said he will forward them to Mr. Noto.

Mr. Thompkins reviewed the plan and the parking stalls. Mr. Thompkins said the plan addresses a majority of the comments made by the Planning Board at the previous meeting. The drive-thru is at the rear of the property.

Mr. Sterk asked why the island is needed to the left and Mr. Thompkins said it existed to support the canopy.

Mr. Thompkins discussed the number of lanes to service the clients and the reduction of parking spaces. Mr. Thompkins said the buffer adjoining the residence to the rear was increased to 10 feet. The variances that would be sought by the applicant have been reduced to only two variances.

Mr. Sterk asked what purpose the canopy serves and Mr. Thompkins said it is to protect customers and equipment from the rain.

The applicant and Board discussed the island, increasing the buffer in the rear and the retaining wall in the rear.

Mr. Alterman said he would like to see the elevations and how it relates to the adjacent residential properties.

The applicant and Board discussed lighting and Mr. Thompson said he envisions 12 – 14 ft lights. The Board would prefer the lighting to be cutoff and shielded. It would also prefer residential type lighting that is blocked downward (similar to Commerce bank across the street) and the poles should be lower. Mr. Thompson said the bank would be willing to work with the Board on the lighting.

Mr. Thompson said the goal would be to keep the large trees on the site and discussed the buffer and the fencing. Chairman Galvin said the Planning Board cannot approve a six foot fence, but a five foot fence is allowed by code.

Chairman Galvin said the applicant should look at pervious surfaces for the parking lot. They can touch base with Mr. Fish and also request input from Mr. Furey. The applicant will also need to address landscaping and streetscape along the Post Road.

Mr. Fish said the applicant has been very responsive to the Board's requests and that a basic site plan is what the Board has asked for, but the applicant needs to develop more detail.

Chairman Galvin said the landscape plan has not been submitted.

Ms. Paula Gamache/14 Lake Road, Rye, NY, said the plans should be sent to Christian Miller and would like a copy of the letter from Mr. Spencer. Ms. Gamache wanted to know when we would be able to see the elevations. Chairman Galvin said this was part of the original submission and Mr. Noto showed pictures to Ms. Gamache.

Ms. Debbie Reiser addressed the Board regarding her concerns about what will be done with the sidewalks and suggested that Peoples Bank do what Commerce Bank did. Mr. Noto said they would consider doing that.

Mr. Norm Rosenblum/Tree Committee chairman, addressed the Board and suggested that when trying to coordinate landscaping, the Board should refer to specific Village Committees for assistance.

Mr. Alterman asked what the Tree Committee's position is on the removal of the large trees. Mr. Rosenblum said a permit would be required.

Chairman Galvin said Mr. Noto has to go to the Zoning Board for a special permit for the drive thru and any variances.

Chairman Galvin said the Planning Board has already declared itself as lead agency. He requested that the new plans be sent to County Planning as well as the Rye City Planner.

The application will be continued at the next meeting of the Board on September 25, 2008.

NEW BUSINESS:

1160 WEST BOSTON POST ROAD – ESH MANAGEMENT LLC – Demolition of existing vacant restaurant and construction of building to house bank.

Mr. Don Maizin (Attorney), 1415 Boston Post Road, Larchmont, NY, Mr. Joseph Steiger/Traffic Consultant, Mr. Dave Harmew/Bank of America and Mr. Joe Jaworski/Engineer appeared.

Mr. Maizin noted the following items:

- Mr. Maizin reviewed the application
- Met with Keith Furey and the Building Inspector
- Has complied with the requests of Mr. Furey and the Building Inspector
- Discussed reducing the number of parking spaces from 30
- Noted that there is no parking on Boston Post Road and there are big apartment units on Richbell Road and you cannot park there because people don't move their cars
- Has received numerous complaints about people coming on the property
- There will be 12 – 14 bank employees
- The school has requested for school parents to be able to use the lot at school pick up times
- Showed pictures of Bank of America and parking in the area
- Said it is necessary to have the parking they are requesting

Chairman Galvin said they should be doing a parking study to see the parking utilization of comparable Bank of America branches.

Mr. Harmew discussed parking and how comparable Bank of America branches require similar parking. Mr. Harmew said the square footage at the subject property is similar to these other branches. Chairman Galvin said he would need to see that in writing.

Mr. Maizin said a lot of students from the school park in the lot.

Mr. Fish suggested that a Traffic Consultant provide parking information about comparable Bank of America branches in a written report.

Chairman Galvin said Ms. Favate indicated that parking was a main issue.

Mr. Ianniello asked about the signage coming out of the drive-thru. Mr. Jaworski said the drive-thru would be one way and the front drive isle is two way. Mr. Ianniello said this does not work efficiently.

Mr. Wexler said you would have to drive around the building to use the drive-thru.

Mr. Jaworski discussed where to place the curb cut and canopy.

Mr. Ianniello said if the drive-thru is in the back it would be easier to exit on Richbell.

Mr. Sterk suggested entering on Richbell and exiting on Boston Post Road.

Mr. Steiger discussed the impact of 14 employees and said as the amount of employees increases so does the customer parking.

The Board is concerned about the internal circulation of the parking lot as well as the entrance and exit proposed at the curb cuts. If a customer is traveling north on the Post Road, we would not want them to make a left turn into the parking lot from the Post Road. It would be more appropriate for that movement to be made at the light on Richbell/Post Road and enter at the curb cut on Richbell Road. .

Chairman Galvin said they will have to meet with Ms. Oakley, the Village's landscape consultant, regarding streetscape and look at the landscaping to restrict children from cutting through the parking lot.

A motion was made by Mr. Sterk to declare the Planning Board as lead agency for the application of 1160 West Boston Post Road – ESH Management LLC – Demolition of existing vacant restaurant and construction of building to house bank, seconded by Mr. Ianniello.

Ayes: Alterman, Galvin, Ianniello, Sterk, Wexler
Nays: None
Absent: None

The application will be continued at the next meeting of the Board on September 25, 2008. The Chairman indicated that the site plan should be revised and submitted at the next Board meeting. The site plan will be sent to County Planning as well as the Town of Mamaroneck.

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Sterk, seconded by Mr. Alterman.

Ayes: Alterman, Galvin, Ianniello, Sterk, Wexler
Nays: None
Absent: None

PREPARED BY:

ELIZABETH DREAPER/SECRETARY

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO/CLERK
TREASURER