

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on September 25, 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
Susan Favate, BFJ Planning Consultant
Janet Insardi, Village Attorney

EXCUSED: Thomas A. Murphy, Trustee Liaison

AGENDA:

NEW BUSINESS:

1. **275 MAMARONECK AVENUE – CVS – CUDDY & FEDER – Dumpster Enclosure Permit on Phillips Park Road.**
2. **1 STATION PLAZA – PARKVIEW STATION LLC – Referral from the BOT on change of zone and informal presentation of site plan.**

Chairman Galvin called the meeting to order at 7:05 p.m.

Chairman Galvin acknowledged receipt of the following correspondence:

- Referral Response from Westchester County Department of Planning, received August 1, 2008 Re: Bank of America Site Plan Application. Letter addresses several issues including: discussing potential improvements with County’s Bee Line Bus System, circulation, impervious coverage and too much parking on the site.
- Letter from the DEC regarding the Beach Point Club. The application is still before the Harbor and Coastal Zone Management Commission and they have indicated that they have no objection to the Planning Board serving as the lead agency for the application.

Chairman Galvin asked Ms. Favate to write a letter back to Ed Burroughs, the Deputy Commissioner of Westchester County Planning thanking them for their comments which mirror many of the Planning Board’s own comments and that the Bank of America is currently revising their site plan.

MINUTES

A motion was made by Mr. Alterman to approve the minutes of the Regular Meeting of the Planning Board held on July 24, 2008, as amended, seconded by Mr. Sterk.

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

A motion was made by Mr. Sterk to approve the minutes of the Regular Meeting of the Planning Board held on September 11, 2008, as amended, seconded by Mr. Ianniello.

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

NEW BUSINESS:

Chairman Galvin reported on the following projects:

- **BANK OF AMERICA:** Applicant is still in the process of revising their site plan
- **1444 EAST BOSTON POST ROAD/PEOPLES UNITED BANK:** Applicant is still in the process of revising their site plan
- **317-322 MAMARONECK AVENUE – DIROMA:** Applicant has not completed the storm water plan, so they are not on the agenda this evening.

275 MAMARONECK AVENUE – CVS – CUDDY & FEDER – Dumpster Enclosure Permit on Phillips Park Road.

Mr. Jeff Taylor/Jeff Taylor Architects and Ms. Lucia Chiocchio, Esq. /Cuddy & Feder, were present to represent the applicant, CVS.

Ms. Chiocchio said they were asked for a plan and design for the dumpster enclosure. They have been delayed because they were trying to find the survey of the property.

Mr. Alterman asked if CVS is the lessee and Ms. Chiocchio responded that CVS is the lessee.

Mr. Taylor, the architect, reviewed the application, noting the following:

- BFJ Planning prepared the original plan
- A Green screen was used for the enclosure
- Application proposes to eliminate some of the asphalt
- Hatched area on drawings are to be eliminated
- Reduces parking spaces from five to four
- Application indicates that the parking meters will be restored

- Application adds significant landscaping

Ms. Insardi, the Village Attorney, indicated that the small cutout on the plan is owned by the Village.

Chairman Galvin asked if the green screen and landscaping was similar to the BFJ plan.

Mr. Taylor said the green screen is in front of the retaining wall. Mr. Taylor showed the Board samples of screening and brochures about ivy. Mr. Taylor said the ivy planted will grow on the screening.

Mr. Taylor showed photographs to the Board and said site visibility should not be a problem regarding the relocation of the adjacent parking spaces.

The Board discussed pulling out of parking spaces into Phillips Park Road.

Mr. Ianiello asked about stripped area on the plan and if there was any reason why this area cannot be replaced with landscaping.

Chairman Galvin said the Board should examine the circulation of trucks and the turning radius in this area to ensure that there would be no conflict.

Mr. Ianiello asked if there was any reason why the dumpster can't slide away from the wall.

Mr. Taylor said it's sitting on locked-in concrete.

Mr. Ianiello said more green space shouldn't negatively impact trucks turning around in the area in question.

Mr. Taylor said he would look into that.

Mr. Taylor said they will be adding seven Norway Spruces.

Chairman Galvin said the sun might have an impact on the plantings and would like for Ms. Susan Oakley, Landscape Architect, to review the landscaping on the plan. Chairman Galvin will ask Ms. Oakley to contact Mr. Taylor.

Mr. Alterman asked what the timeframe was to implement the plan.

Ms. Chiochio said they will have to work with the Village with regards to the property owned by the Village and that they need easements. Mr. Taylor said the work will probably be done in the spring.

Mr. Wexler asked what was the resolution regarding the hatched area on the plan.

Chairman Galvin said they will check if the truck turning would conflict with a proposed landscaped treatment of the area.

Mr. Wexler said it helps further green and screen the enclosure closest to the walkway. Mr. Wexler asked what was going on with the doors and discussed the possibility of a reinforced metal frame, chain link fence.

Chairman Galvin asked the applicant if they could come up with some different treatment of the doors leading to the enclosure.

Mr. Wexler asked if it was possible to go higher on the doors.

Mr. Taylor said it is possible to go higher but have to do wheels/hinges.

Chairman Galvin asked if the truck backs in. Mr. Taylor said it does.

Chairman Galvin asked how often the garbage gets picked up. Mr. Taylor said every other week for compactor and more frequently for the dumpster. Chairman Galvin asked is the dumpster too large for what is needed by the store. Mr. Taylor said we can review the requirements. Chairman Galvin said CVS may actually need a smaller sized dumpster.

Chairman Galvin asked if this complies with the recycling law. Ms. Chiochio said she would check on that. Chairman Galvin said it might save CVS money if they can downsize the dumpster to meet actual requirements.

Ms. Favate reviewed the following issues regarding the proposed plans:

- Application is substantially similar to the BFJ concept
- BFJ had plantings and Mr. Taylor said it is not possible because of the trucks
- The large planting area on the right side of the plan is an improvement to BFJ's plan, creating more separation but the easements will need to be developed with the Village
- Regarding the lighting plan, one light is on the building and one is in the parking lot

Mr. Ianiello asked why the green screen stops at the building.

Mr. Taylor said the extension of the green screen would create a different area if it was extended.

Ms. Favate said the office will review it once the final plans are received.

Chairman Galvin reviewed the following issues of concern:

- Turning radius for trucks

- Doors
- Landscaping should be sent to Ms. Oakley for review
- Applicant should discuss easement issues with Ms. Insardi

Chairman Galvin said the Board may be in a position to conceptually approve this application at a subsequent Board meeting subject to review of any legal agreements by the Village Attorney and final approval by the Board of Trustees.

1 STATION PLAZA – PARKVIEW STATION LLC – Referral from BOT on change of zone and informal presentation of site plan.

Chairman Galvin said the current applicant requested a rezoning from R-20 to C-1 from the BOT. They have appeared before the BOT and made a similar presentation to the one that the Board will see this evening. The BOT has requested that the Planning Board review the rezoning application and issue an advisory opinion to the BOT before their next meeting on 10/27/08. Mr. Frank Fish of BFJ Planning and Village officials have met with the MTA representatives and the applicant. The adaptive reuse of the historic Mamaroneck Train Station and required rezoning to commercial zoning was recommended in the Village's *1986 Master Plan* as well as in the latest *2025 Comprehensive Plan Update*, adopted in 2007.

Mr. Chris Verni, Mr. John Verni, Esq. and Mr. Ray Wilbey/Stephen Tilly Architects, were present to represent the application.

Mr. John Verni reviewed the plan for the revitalization of the Mamaroneck Train Station building, noting the following issues:

- The building was built in 1888. Mr. Verni reviewed the history of the building including the building being moved to accommodate the grade change for the existing tracks. .
- The south side was boarded up for the last 20-30 years
- Mr. Verni discussed the north side of the building including the ticket booth
- The MTA has determined that the building has outlived its usefulness
- The building has challenges and needs a complete update of its systems
- The site is very unique and special
- The property can properly serve the commuters, residents and community at large
- Proposal envisions a place where people can come and have a wonderful meal with sidewalk dining
- Mr. Verni displayed pictures of the Pleasantville Train Station restaurant area
- Potential exists for some transit oriented retail such as a marketplace. Mr. Verni displayed pictures of the Scarsdale Train Station which has a Starbucks.
- Space upstairs in the building can be used for professional space
- Mr. Verni displayed pictures of the Pelham Train Station which has a law office and a coffee house.

- Zoning changes from the current R-20 Residential District to a C-1 Commercial District will be necessary.

Mr. John Verni said they are excited about restoring the building and are here on a referral from the Village Board of Trustees. Mr. Verni noted the following issues:

- Showed an aerial photo of the area focusing on the parking spaces in vicinity of the train station.
- Mr. Verni said they own the building and sidewalks around it and that the parcel was surveyed.
- Mr. Verni said they do not own the staircases, MTA owns them.
- They have a 99 year parking lease on 12 spaces near the station.
- They have an agreement with the MTA to park at lower level lot after 6:00 p.m. to accommodate restaurant use.
- Mr. Verni discussed ingress and egress.
- Mr. Verni discussed the use of the tunnels.

Chairman Galvin asked if the tunnel would be maintained and opened.

Mr. John Verni said the fence can be removed. Parking will have to be reviewed. Mr. Verni said the present zone is R-20 and they are requesting rezoning to a C-1 General Commercial Zone. Mr. Verni said if the C-1 zoning petition is granted by the Village Board then the application would need minor variances from the Zoning Board. Chairman discussed the changes of use and indicated that the ZBA would need to approve a special permit for the restaurant use at the station.

Mr. John Verni discussed the proposal reviewing the approvals needed from each board to proceed. Mr. Verni said they would need setback variances from the Zoning Board for the loading dock location. Mr. Verni said the historic preservation guidelines from NYS State would be followed.

Chairman Galvin said the applicant would also have to go to BAR as well as the ZBA.

Mr. John Verni said they would need to go before the BAR, County Health Department and the HCZMC for approvals.

Chairman Galvin asked about the parking and Mr. John Verni said the Architect will address the parking issues.

Chairman Galvin asked about the customer traffic that will be attracted to the area and during what hours. Mr. John Verni said he would need to talk about this more. Chairman Galvin said the Zoning Board can give him advice on the parking.

Mr. John Verni said he hired Stephen Tilly Architects to work on the project.

Mr. Ray Wilbey said this is a dream project for someone who specializes in historic preservation. Mr. Wilbey reviewed the history of the building and the location of the tracks. Mr. Wilbey reviewed the schematic look at the organization of the plan, noting that the northern half would be a restaurant.

Mr. Sterk asked if there is a basement there now and Mr. Wilbey said there is a basement with a boiler and crawlspace. Mr. Wilbey said the south half would be retail.

Chairman Galvin asked what the square footage of the retail space would be. Mr. Wilbey said it would be 2,500 sq ft.

Mr. Wilbey displayed a cross section/longitudinal section of the building. Mr. Wilbey said the ceiling would be lowered to 14' and the upper level would be used as office space.

Chairman Galvin and Mr. Wilbey discussed the truss work.

Mr. John Verni said they will preserve the views of the windows and there would be a fireplace and ticket office in the north area.

Mr. Wilbey said they are committed to historic preservation.

Chairman Galvin asked if the roof was being lowered. Mr. Wilbey said it was not and that it was just being done internally.

Mr. Ianiello asked if the tunnel on the outside was considered as a landmark. Mr. Wilbey said it was not.

Mr. Ianiello said people cannot get from the Columbus Park side to their cars and asked if something can be done about that. Mr. John Verni said they want to keep the views.

The Board discussed the retail space and how the public would be funneled by the site.

Mr. Chris Verni said the MTA is working on handicap accessibility. Chairman Galvin said that can be discussed as we talk about the actual site plan.

Mr. John Verni said he has an agreement with the MTA.

Mr. Wilbey said the main façade, (the west façade), will not change at all. Mr. Wilbey discussed the dormer windows in the roof on the east side.

Chairman Galvin said what we are looking at now is not the site plan but the applicant in a future site plan should look at lighting as it relates to the historic nature of the train station.

Mr. Wilbey discussed accessibility and said there is no internal stairway. There is no elevator and there is no need for an elevator, each level has its own entrance.

Mr. John Verni discussed the use of the site by the residents and said there is no arrangement with the MTA regarding the upper lot. Mr. Verni said he thinks the parking is sufficient.

Mr. Sterk asked if there were any handicap spaces. Mr. John Verni said there are handicap spaces there. The applicant will talk to the MTA regarding handicap accessibility.

Chairman Galvin said in regards to using the space as office space the Zoning Board will need to know how many spaces they will get from the MTA and Village. Mr. Chris Verni said a comprehensive parking plan is attached.

Mr. Chris Verni said there will be approximately fifteen employees and they have spoken with the Village Manager regarding acquiring parking permits.

Chairman Galvin said the retail use will be important in the overall marketing of the project.

The Board discussed the parking spaces and possibilities for the applicant to examine.

The Board discussed the sidewalk dining and Chairman Galvin said the applicant would need to make an agreement with the Village regarding the patio/sidewalk dining.

Mr. Chris Verneisaid the loading area would be in back of the building.

Mr. Wilbey said the sidewalk in the front of the building is ten to twenty feet.

Mr. Sterk said if the sidewalk is used for dining then the pedestrians are forced to walk on the road. The applicant indicated that the sidewalk would be wide enough to allow sidewalk dining without forcing pedestrians to walk on the road.

The Board discussed parking, sidewalks and reconstructing the parking to widen the sidewalk.

Mr. Wilbey said the mechanicals will be just off the kitchen and in the basement. Duct work will be exposed in the trusses.

Mr. Wexler urged the applicant to consider keeping the tunnel.

Mr. Sterk asked what strategy is being used to keep people out of their parking spaces. Mr. John Verni said by dedicated signage and they will probably adopt the MTA parking enforcement rules. The MTA will have to work this out for the applicant.

Chairman Galvin said the applicant has been asked to make sure it conforms to the master plan/comprehensive plan. If the Planning Board wants, Chairman Galvin can write an advisory letter to the Board of Trustees. The letter would be reviewed by the Planning Board, and then forwarded to the Board of Trustees.

Chairman Galvin said to bear in mind that the application is probably in a flood zone. The Village Consulting Engineer would have to work with the applicant in the site plan review stage.

Chairman Galvin asked if the kitchen in the basement is going to be an issue regarding flood elevations. Mr. Chris Verni said he has a condition report from the MTA.

Mr. Alterman said that ultimately the Board would like to see elevations. Mr. Wilbey said he has pictures of the elevation of the station during a storm.

Chairman Galvin asked how flood issues impact is the basement with regards to mechanicals. Mr. John Verni said they are trying to maximize the area for restaurant purposes. Mr. Chris Verni said their Engineer is looking at the flood issues.

The Planning Board members unanimously agreed to have the Chairman write an advisory letter to the BOT supporting the change of zone request. The Chairman indicated that he will draft the letter and sent it to the members for comment before forwarding it to the BOT.

Miscellaneous

The Chairman reported that the Zoning Board has asked the Planning Board to look at 1518 Park Avenue and provide any input they may have regarding the location of the existing dumpster. The dumpster is apparently six inches on the neighbor's property and is in the front yard. The use of the property is non-conforming consisting of a 10-family multi-family use in a single family zone. The rear of the site with frontage on Barbara Lane is underdeveloped and is hilly and rocky. Chairman Galvin gave an overview of the application.

The Board discussed the application and the layout of the area.

Chairman Galvin asked Ms. Favate to go to the property to review alternate locations for the dumpster that would bring it into conformity and have the least impact on the surround properties and neighborhood.

ADJOURNMENT

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

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

PREPARED BY:

ELIZABETH DREAPER/SECRETARY

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO/CLERK
TREASURER