

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on June 11, 2009. 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
Ingemer Sjunneemark
Michael Ianniello
Stewart Sterk
Susan Oakley, Village Landscape Consultant
John Winter, Building Inspector

EXCUSED ABSENCE: Lee Wexler

AGENDA:

OLD BUSINESS:

1. **APPROVAL OF MINUTES**
2. **Parkview Station LLC./One Station Plaza - (C-1 Commercial District) (Former Train Station) – Public Hearing on Commercial subdivision.**
3. **900 Rushmore Avenue Beachpoint Club – (MR District – Marine Recreation)**
Proposed addition to dining pavilion, kitchen building. Construction of covered open deck to existing deck. Reconstruction and relocation of main pool and wading pool and terrace.
4. **818-822 Mamaroneck Ave – (C-1 Commercial District) Site Plan Review-Special Permit for six residential units in existing building and martial arts school in existing retail building. Determination of SEQRA significance.**
5. **181 E. Boston Post Road, Barnacle BBQ Restaurant (MC-2 District- Marine Commercial) Amendment to site plan to construct front exterior patio to the front of existing restaurant. Determination of SEQRA significance.**

Mr. Galvin called the meeting to order at 7:03

1. MINUTES

A motion was made by Mr. Sterk, seconded by Mr. Sjunneemark to approve the minutes of the Regular Meeting of the Planning Board held on May 28, 2009.

Ayes: Sjunneemark, Sterk, Galvin, Ianniello

Nays:

Absent: Wexler

Applications taken out of order.

NEW BUSINESS:

- 3. 900 Rushmore Avenue Beachpoint Club** – (MR District – Marine Recreation) Proposed addition to dining pavilion, kitchen building. Construction of covered open deck to existing deck. Reconstruction and relocation of main pool and wading pool and terrace.

The 30 days waiting period for the Planning Board to declare itself lead agency is not up, therefore the matter was postponed to June 25, 2009.

- 5. 181 E. Boston Post Road, Barnacle BBQ Restaurant** (MC-2 District- Marine Commercial) Amendment to site plan to construct front exterior patio to the front of existing restaurant. Determination of SEQRA significance.

The Planning Board has not received a site plan from the applicant to review, the matter was adjourned to June 25, 2009.

- 4. 818-822 Mamaroneck Ave** – (C-1 Commercial District) Site Plan Review-Special Permit for six residential units in existing building and martial arts school in existing retail building. Determination of SEQRA significance.

The applicant is appearing before the Zoning Board of Appeals, and will return to the Planning Board after the Zoning Board has made a determination. The Planning Board received a letter from Westchester County stating they have no objection to the planning Board assuming lead agency status. The planning board also received a letter from Frank Fish, regarding the review of the EAF and his recommendation, which will be attached to the minutes.

On April 23, 2009, the Planning Board issued its intent to assume lead agency to conduct SEQRA review for this project,. The notice of intent was sent out on May 1, 2009 As mentioned, the Board has received a referral letter from Westchester County Planning stating that they have no objection to the lead agency status by the Village Planning Board. The letter states that they have no comments and indicate this is a matter of local determination.

Mr. Galvin stated that the Planning Board has reviewed the EAF, the Village Consulting Engineer's comments and considered the memo provided by the Village Planning Consultant, Mr. Fish. The applicant is reducing the impervious surface on the site, providing on-site parking (which previously did not exist on the site), increasing both on-site and off-site landscaping, eliminating a basement apartment and maintaining the single family residence instead of converting into a two family residence. The Planning Board has also heard the applicant and his consultants address traffic and parking demand originating from the proposed martial arts school which would replace the former bar/tavern. Based on this review by the Planning Board, a neg .dec .under SEQRA for this unlisted action is appropriate.

A motion was made by Mr. Sterk, seconded by Mr. Sjunneemark to issue a negative declaration under SEQRA for the 818-822 Mamaroneck Avenue project.

- 2. Parkview Station LLC./One Station Plaza** - (C-1 Commercial District) (Former Train Station) – Public Hearing on Commercial subdivision.

Mr. Galvin stated that Parkview Station was rezoned by the Board of Trustees, has gone thru the SEQRA process and has been granted a Zoning Board of appeals variance.

A motion was made by Mr. Sterk, seconded by Mr. Ianniello, to open the public hearing for Parkview Station LLC. One Station Plaza – (C-1 Commercial District) (Former Train Station) – Public Hearing on Commercial subdivision.

Ayes: Sjunneemark, Sterk, Galvin, Ianniello

Nays:

Absent: Wexler

Mr. John Verni, appeared and addressed, the Board. Mr. Verni stated that they have revised the site plan as well as including a landscaping and lighting plan with the Board suggestions incorporated.

Mr. Galvin reminded the Board that the SEQRA process had been conducted by the Board of Trustees as part of the rezoning application. The Board of Trustees issued a neg. dec. under SEQRA for the project. Therefore, the SEQRA process has been completed and closed

Re: Subdivision

Mr. Galvin stated that the subdivision map for the commercial subdivision needs to be corrected with the plat renaming the Planning Board as the “Village of Mamaroneck Planning Board” and not the Town of Mamaroneck. This should be replaced and included on the 5 mylars required by the Board for the subdivision plat. The applicant must present 5 Mylar’s, one for Westchester County for filing, 2 for the Building Inspector and Village Attorney, one for the Planning Board’s files and one for the applicant. Once approved by the Board, the Chairman can sign the required subdivision plat.

Mr. Galvin asked if there were any questions or comments from the Board, hearing no response, he then asked if there were any questions or comments from the public, there was no response.

Mr. Winter, the Building Inspector, stated that the Zoning Board of Appeals required that the applicant obtain additional parking (15 spaces) as part of their variance approval. These spaces pertain to the proposed office space. The Special Permit for a proposed restaurant will be applied for once the applicant has a tenant and will be specific to the tenant occupying the space. Upon request from the Chairman regarding the ZBA condition of 15 parking spaces, the Building Inspector indicated that the Building Department will not release the Certificate of Occupancy until the 15 parking spaces are obtained and supplied for the office workers.

Mr. Verni stated that the MTA parking lot is only 90% occupied and they can use parking spaces in the lot. .

A motion was made by Mr. Sterk, seconded by Mr. Ianniello, to close the public hearing for Parkview Station LLC. One Station Plaza – (C-1 Commercial District) (Former Train Station) – Public Hearing on Commercial subdivision.

Ayes: Sjunneemark, Sterk, Galvin, Ianniello

Nays:

Absent: Wexler

A motion was made by Mr. Sterk, seconded by Mr. Sjunneemark to approve the preliminary and final subdivision plat for Parkview Station LLC/One Station Plaza dated 6/9/09.

Ayes: Sjunneemark, Sterk, Galvin, Ianniello

Nays:

Absent: Wexler

Re: Site Plan

Mr. John Verni stated that they have, as per the Planning Board's request, planned an alternate tunnel access. Previously they only had access through the restaurant area. They have now provided a door out of the tunnel screened by a six foot wood fence for safety. Although they feel it is not a perfect solution given the property, it is the only way that a door can be designed off the tunnel. The dumpsters will be emptied at off hours for safety of pedestrians.

Mr. Sjunneemark asked the applicant if the door in the tunnel will be open all night.

Mr. Verni stated that will have to be worked out with Metro North.

Mr. Ianniello asked about the width of the walkway and Mr. Verni answered 5 ft. wide.

Re: Landscaping and Light Plan

Mr. Verni and the Board discussed the landscaping and lighting plan

Ms. Oakley asked the applicant to plant some English Ivy on the rear berm along the walkway, and at eye level in the front of the building as the side walk is quite wide.

Mr. Verni stated that they were considering rain barrel water collection in the front of the building.

Mr. Chris Verni stated that they are considering the installation of a green roof over the tunnels as recommended by Ms. Oakley if the engineer deems it structurally sound.

Mr. Galvin asked if there were any questions or comments from the Board, hearing no response, he then asked if there were any questions or comments from the public, there was no response.

The lighting plan was discussed.

Mr. Verni stated that the lighting is period consistent, lights marked as "A" are under the eaves providing dramatic accent light with no light pollution. The light in the front of the building is a green fixture, and light marked as "C" on the wall illuminates the walkway 9 feet above grade on the wall. Lights noted as "D" is the dumpster area lighting.

Mr. Ianniello asked how long will the lights be on.

Mr. Verni answered that the walkway and dumpster area will be on all the time and the accent lights would be on during hours of operation.

On a motion made by Mr. Sterk, seconded by Mr. Sjunneemark, the Planning Board voted to approve the Site Plan for One Station Plaza including the Landscape Plan and the Lighting Plan dated 5/11/09, subject to the following notes on the site plan stating (1) if there is sufficient room for planting in the rear of the building on the other side of the fly way, (indicating ivy) with the MTA's approval; (2) the inclusion of green roof on the tunnels subject to structural review by an engineer.

Ayes: Sjunneemark, Sterk, Galvin, Ianniello
Nays:
Absent: Wexler

Mr. Galvin stated that the Board will need a final site plan with the notes discussed on the site plan. The applicant will need to supply 5 mylar's and 4 site plans for signature and stamping (where appropriate).

Next Planning Board Meeting is scheduled for Thursday June 25, 2009.

1. Nolles Ridge Public Hearing
2. 122-124 Library Lane, site plan: change of use from office to retail
3. Michael Cotter (DDS) Special Permit under infill housing section to bring second floor of existing building back to residential use
4. 350 Prospect Avenue, First Church of Christ Scientist – subdivision and site plan

On motion made by Mr. Sterk, seconded by Mr. Sjunneemark to adjourn the meeting.

Ayes: Sjunneemark, Sterk, Galvin, Ianniello
Nays:
Absent: Wexler

The meeting was adjourned at 7:54 P.M.

Minutes prepared by
Francine M. Brill