

These are intended to be "Action Minutes", which primarily record the actions voted on by the Planning Board on January 22, 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
Lee Wexler

AGENDA:

324 HALSTEAD AVENUE – DIAMOND CAR WASH Proposed roof extension Site Plan Review

761 East Boston Post Road Proposed one story addition to the Coxe and Graziano Funeral home Site Plan Review

Mr. Galvin called the meeting to order at 7:10 P.M.

1. APPROVAL OF MINUTES

A motion was made by Mr. Sterk, seconded by Mr. Wexler to approve the minutes of the Regular Meeting of the Planning Board held on December 11, 2008.

Ayes: Galvin, Sterk, Wexler, Sjunneemark
Nays: None
Recused: Ianniello
Excused: None

NEW BUSINESS:

2 324 HALSTEAD AVENUE – DIAMOND CAR WASH Proposed roof extension Site Plan Review

Mr. Michael Rino, 434 Mamaroneck Avenue applicant's Architect/Planner appeared and addressed the Board.

Mr. Rino handed the affidavit of mailing to the Secretary to be put into the file.

Chairman Galvin said the applicant has submitted a Site Plan Review application, comments from the Building Department, a short form EAF indicating the activity proposed, Local Waterfront revitalization assessment form, Application for the Special permit which was sent to

the ZBA and the notice to WCPB which had no comments. The applicant has already received the approval of the ZBA for the application's Special Permit.

Mr. Rino stated that the proposed roof will be connected to the existing drywells.

Chairman Galvin stated that he had referred the matter to Keith Furey, the Village's consulting engineer, who had no other comments on the proposed roof.

Mr. Rino stated that the light pole at the northeast corner is to be removed.

Chairman Galvin noted that the removal of that light pole and having recessed lights would be an improvement.

Mr. Rino showed photos of the light pole to the Board and stated that it is to be replaced with 3 wall mounted lights and a proposed small sign. At present they have not gone to the Board of Architectural Review.

Mr. Sjunneemark stated that he thinks it is an improvement to be able to step under a roof

Mr. Sterk stated that it looks great.

Mr. Ianniello questioned the height of the retaining wall in regards to the roof.

Mr. Rino stated that the roof is not higher than the existing fence that is on top of the retaining wall and the wall and fence have already been screened with arborvitae.

Mr. Wexler questioned the elevation from Halstead Avenue and what would actually be seen from there. The roof is the only solid element; the on brick columns will allow the retaining wall to be seen.

Mr. Rino stated that a canopy is usually flat and the roof is slightly gabled to match the existing roof.

A motion was made by Mr. Sterk, seconded by Mr. Ianniello to declare the Planning Board as Lead Agency for the site plan for the proposed roof extension for Diamond Car Wash 324 Halstead Avenue.

Ayes: Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays: None
Recused: None
Excused: None

A motion was made by Mr. Sterk, seconded by Mr. Ianniello to declare a negative declaration for this unlisted action under SEQRA for Diamond Car Wash, 324 Halstead Avenue.

Ayes: Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays: None
Recused: None

Excused: None

A motion was made by Mr. Sterk, seconded by Mr. Ianniello for final approval for the site plan for the proposed roof extension for Diamond Car Wash, 324 Halstead Avenue, site plan dated 10/06/08.

Ayes: Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays: None
Recused: None
Excused: None

Chairman Galvin stamped and signed 4 copies of the plans.

3. 761 East Boston Post Road Proposed one story addition to Coxe and Graziano Funeral Home - Site Plan Review

Chairman Galvin stated the applicant has received approval from the Zoning Board of Appeals.

Mr. Michael Rino, 434 Mamaroneck Avenue applicant's Architect/Planner appeared and addressed the Board.

Mr. Rino handed the affidavit of mailing to the Secretary to be put into the file.

Chairman Galvin state that the Board received a cover letter from the Building Department which indicates the Building Inspector has no comments on this application, a short EAF (all items being marked negative) and a Coastal Assessment Form, with all items marked negative.

Mr. Rino gave photos of the property to the chairman and Planning Board members.

Mr. Rino stated that the applicant is requesting a one story addition on the right side of the building along the rear parking area. Mr. Rino stated that there is already a gabled roof there supported by steel columns, and the purpose of the addition is to increase seating area in one chapel.

Chairman Galvin asked if the addition was to be screened from view on Boston Post Road.

Mr. Rino stated that the addition will be partially seen. Mr. Rino also stated that the light near the stairs will be moved.

Chairman Galvin stated that all lights will be facing an adjoining commercial building which is owned by the applicant.

Mr. Sjunneemark stated that very little of the addition will be seen from Boston Post Road.

Jennifer Graziano, the applicant, appeared and addressed the Board. Ms. Graziano stated that in 2006 the Bradford Pear trees on the property came down as a result of the nor'easter. The applicant plans to replace them.

The Chairman indicated that the Zoning Code requires that a tree must be planted and maintained for every 10 parking spaces.

Chairman Galvin stated that the trees will need to be planted before a permanent Certificate of Occupancy can be issued by the Building Department.

Ms. Graziano stated that for the past year they have been battling with the neighbor in the rear of the property over the removal of trees on the applicant's single family property.

Chairman Galvin stated that the Planning Board only has control over site plan reviews which are restricted to commercial and multi-family uses. The Board has no jurisdiction over single and two-family residences and therefore has no control over tree removals on single family residential properties.

Mr. Wexler asked questions regarding the placement of the lighting. All 3 lights proposed will be on the face and one at the rear of the building.

Mr. Rino explained that they are replacing 2 lights, and adding one on the side and one on the back. The lights will be the same as on the pole and they will be 100 watts.

Mr. Wexler stated that they look appropriate.

Mr. Norman Rosenblum of 125 Carroll Avenue stated that he is in favor of the addition. Mr. Rosenblum, who serves as the chairman of the Village's Tree Committee, stated that the Tree Committee will be meeting February 2, 2009 at 7:30 in the Court Room.

Chairman Galvin suggested that the Tree Committee might want to look at tree ordinances in White Plains or North Salem and how they deal with tree preservation regulations for single family residences and private property.

A motion was made by Mr. Ianniello, seconded by Mr. Sjunneemark to declare the Planning Board Lead Agency for the site plan for the proposed one story addition to the Coxe and Graziano Funeral Home, 761 Boston Post Road.

Ayes:	Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays:	None
Recused:	None
Excused:	None

Chairman Galvin stated that the Planning Board has reviewed the EAF, the Building Department and Village Engineer comments and notes that there will be no increase in impervious surfaces. The Chairman indicated that this application was noticed to the WCPB which had no comment.

Based on this review, the chairman requested a motion for a negative declaration under SEQRA for this proposed unlisted action.

A motion was made by Mr. Sterk, seconded by Mr. Ianniello to declare a negative declaration for this unlisted action under SEQRA for the proposed one story addition to the Coxe and Graziano Funeral Home, 761 East Boston Post Road.

Ayes: Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays: None
Recused: None
Excused: None

A motion was made by Mr. Sterk, seconded by Mr. Ianniello for final Site Plan approval for the proposed one story addition to the Coxe and Graziano Funeral Home, 761 East Boston Post Road.

Ayes: Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays: None
Recused: None
Excused: None

Chairman Galvin stamped and signed 4 copies of the plans.

ADJOURNMENT

A motion was made by Mr. Sterk, seconded by Mr. Ianniello to adjourn the meeting at 7:50 P.M.

Ayes: Galvin, Sterk, Wexler, Ianniello, Sjunneemark
Nays: None
Recused: None
Excused: None

Prepared by:
Francine M. Brill