

These are intended to be "Action Minutes", which primarily record the actions voted on by the Planning Board on March 12, 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
Stewart Sterk
Lee Wexler arrived 7:09 P.M.

Excused: Michael Ianniello

ALSO PRESENT: Thomas Murphy, Trustee Liaison
Franck Fish, FAICP, Village Consulting Planner

Mr. Galvin called the meeting to order at 7:04 P.M.

1. APPROVAL OF 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 January 22, 2009.

Ayes: Galvin, Sjunneemark, Sterk

Nays:

Recused:

NEW BUSINESS:

1. 350 Prospect Avenue First Church of Christ, Scientist - Proposed subdivision of current parking lot into two parcels; one to be sold as a building lot, one to remain as parking lot.

Mr. Galvin stated that the applicant wishes to subdivide their parking lot into two parcels. The applicant is required to go before the Zoning Board of Appeals for a variance since they are decreasing their parking spaces from 27 down to 12-16 spaces. The applicant received a previous variance from the ZBA to decrease their parking from 40 to 27. There is already a Special Permit issued but they will need to go back to the ZBA in order to allow the number of spaces to be reduced.

Mr. Galvin stated that all the Planning Board could do tonight is to declare itself as the lead agency under SEQRA for the application, which is an unlisted action.

Mr. Galvin stated that the Board has a cover letter from the applicant to Mr. Winter, the Building Inspector, an application form for the subdivision, a short form EAF (Environmental Assessment Form) and a Coastal Assessment form for conformity to the Village's LWRP. We also have a memo from Frank Fish, Village Planner and written review sheet from the Building Inspector.

Mr. Fish spoke about the project and gave some background information. Mr. Fish stated that although the church has a seating capacity of 200 the congregation usually only has about 12-15 people attending services. In order to decrease the parking, the applicant must go before the Zoning Board of Appeals and receive a variance. Mr. Fish also stated that there are 6 significant trees on the property and he would like to see them saved. At present the Planning Board can only declare itself lead agency.

Marilyn Houston, representative of the church appeared and addressed the Board. Ms. Houston stated that in 1978 the church acquired the subject property and sold the property that they had been using as their parking lot. This formerly owned property was located two blocks away from the Church. The original church was built in 1930 and has required a lot of maintenance recently. The church had to replace the front walk and steps, repair the roof and boiler at major expense. In order to maintain operating expenses the church would like to sell off the property not currently being used. The surrounding properties are single family homes. What they would like

to do with Parcel A is to sell it for use as a single family home to fit into the neighborhood. Ms. Houston stated that it is the two trees that are on Parcel A, that are on the proposed building lot.

Mr. Galvin stated that the Planning Board could make the trees part of the subdivision approval. Mr. Galvin also stated that the applicant should hire an engineer to do a site plan showing the proposed parking area and submit a site plan for Parcel B in addition to their subdivision application.

Ms. Houston stated that she will work with the Board as to all requirements

A motion was made by Sterk, seconded by Mr. Sjunneemark to declare the Planning Board Lead Agency for 350 Prospect Ave. - First Church of Christ, Scientist.

Ayes: Galvin, Sjunneemark, Stewart, Wexler
Nays:

A motion was made by Mr. Sterk, seconded by Mr. Wexler to set a public hearing for April 23, 2009 for the proposed two lot subdivision at 350 Prospect Avenue.

Ayes: Galvin, Sjunneemark, Stewart, Wexler
Nays:

Chairman Galvin stated that the applicant will retain an engineer or other professional to provide the subdivision plan, the proposed site plan laying out the proposed parking lot on Parcel B, develop a landscaping plan and a lighting plan. Mr. Galvin stated that the engineer would have to do calculations as to the runoff and work with Keith Furey, the Village's Consulting Engineer.

Mr. Galvin also suggested that the applicant's mailing for the Zoning Board of Appeals and the Planning Board be done together and the sign should reflect both meetings. The subject property should also be posted with notice and dates of the ZBA and Planning Board public hearings

NEW BUSINESS

The Knolles Ridge proposed 6 unit subdivision will be placed on the agenda for 4/23/09 at which time the Planning Board will set a public hearing approximately within 60 days for the subdivision application and wetlands permit. At that time, the application will be transmitted and referred to Westchester County Planning, Town of Mamaroneck, DEC, HCZM and all other required and involved agencies. Mr. Fish noted that the subdivision application has been reduced from 18 single family residences to 6 residential lots plus a dedicated conservation parcel, comprising the wetlands.

The proposed office building at the Post Road and South Barry Avenue will submit a site plan application which will be placed on the 4/23/09 agenda. The ZBA would like to have the Planning Board declare itself lead agency before the ZBA can proceed to act on the variance applications currently before the Board.

The Bank of America application has been before the Zoning Board of Appeals and should return to the Planning Board possibly for the Planning Board's 4/23/09 meeting.

ADJOURNMENT

On motion of Mr. Sterk, seconded by Mr. Sjunneemark the meeting was adjourned at 7:29PM.

Ayes: Galvin, Sjunneemark, Stewart, Wexler
Nays: