

These are intended to be "Action Minutes", which primarily record the actions voted on by the Planning Board on March 11, 2010. 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
- Michael Ianniello
- Lee Wexler, arrived late
- Ingemar Sjunneemark
- Stewart Sterk
- John Winter, Building Inspector
- Frank Fish, BFJ Planning
- Susan Favate, BFJ Planning
- Susan Oakley, Village Landscape Consultant
- Christie Derrico, Village Attorney

AGENDA:

1. APPROVAL OF MINUTES

OLD BUSINESS:

1. **960 Mamaroneck Avenue (C-1 District) Faisal Liaqat – Site plan review for proposed Domino's Pizza Restaurant.**

PUBLIC HEARING CONTINUED

1. **800 Fenimore Road, Nolles Ridge –(R-6 District) - Subdivision/Wetlands Permit to create six (6) building lots and one conservation lot.**

NEW BUSINESS:

1. **1153 W. Boston Post Road – (C-1 District) – Site plan review - Drop off location for Go Green Dry Cleaning**
2. **613 Waverly Avenue - (M-1 District) - Site Plan Review for proposed parking lot.**

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

1. MINUTES

A motion was made by Mr. Ianniello, seconded by Mr. Sjunneemark to approve the minutes of the Regular Meeting of the Planning Board held on February 11, 2010.

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

OLD BUSINESS:

1. 960 Mamaroneck Avenue (C-1 District) Faisal Liaqat –Site plan review for proposed Domino’s Pizza Restaurant.

Tony D’Adamo of 2390 Weston Avenue, the applicant’s architect, appeared and addressed the Board. Mr. D’Adamo stated that he has been going back and forth with the landlord addressing the Planning Board’s concerns and has just revised the plan today.

Mr. Galvin stated that the types of plants specified must be on the landscape plan for the Planning Board to approve.

The number of parking spaces, ingress and egress to the lot and signage was discussed as well as the hours of operation and the placement of the dumpster.

Mr. Winter stated that the applicant must obtain a dumpster enclosure permit. The applicant will use the existing dumpster on the adjacent Printcraft property (which will need to be enclosed).

Mr. Fish stated that as to signage they may only need exit only signs at the Bradford Street exit.

Mr. Victorio Cirocio representing his father at 133 Bradford Ave., stated that he was concerned about adequate parking and traffic issues on Bradford. He further stated that at one time there was a trench drain in the driveway on Bradford that was blacktopped over.

The Board discussed the trench drain, hours of operation and deliveries.

Mr. Galvin stated that the Board has reviewed the landscape plan, traffic generation, left turn movements, parking, lighting, landscaping, signage, the dumpster enclosure and the short form Environmental Assessment Form.

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Planning Board issued a Negative Declaration under SEQRA for this unlisted action at 960 Mamaroneck Avenue (C-1 District) Faisal Liaqat for the Domino’s Pizza Restaurant.

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

PUBLIC HEARING CONTINUED

1. 800 Fenimore Road, Nolles Ridge – (R-6 District) - Subdivision/Wetlands Permit to create six (6) building lots and one conservation lot.

Mr. Fish gave a brief summary of the application to date. On 1/28/10, the Planning Board completed SEQRA, determined and issued a Negative Declaration and filed this with the Planning Board secretary.

Now the focus is on legal and maintenance issues, such as the HOA, bonding and whether the Road will be private or dedicated, lighting, sidewalks and maintenance of the pocket pond.

Mr. DiOrio, the applicant's attorney, addressed the Board stating they are in the process of developing the HOA, that it is the intention of the developer to ask the BOT to dedicate the Road, and that they are checking about their neighbor's driveway encroachment and hope to work it out amicably.

Mr. Hahn, the applicant's engineer, did a PowerPoint presentation on the status of the proposal.

Mr. Fish stated that the Planning Board requires financial information for setting the Bond and listed the other necessary information required.

Ms. Kapus of 1 Country Road requested that the Village hire an independent expert to check the cost of maintaining the pocket pond. Mr. Furey explained the minimal costs and maintenance associated with the pocket pond (as it is basically excavation of siltation). It was also explained that the typical maintenance is done every five years. These costs will be reviewed by the Board as part of the bonding and the HOA. The Chairman mentioned the example of Brittany Close in Scarsdale which has a pocket pond with 9 residences. This example has been reviewed previously and highlighted in the application for the neighbors to visit.

Ms. Toth of Country Road stated her concern that this project will be another Pine Street. Mr. Furey responded that if Pine Street was to apply today, it could not be approved under the current storm water management requirements as it would be governed by the Phase II Storm water regulations. Additionally, based on the scope and layout of the two projects, there are no similarities to the storm water management approaches between these projects.

The public hearing was adjourned to March 25, 2010.

NEW BUSINESS:

1. 1153 W. Boston Post Road – (C-1 District) – Site plan review - Drop off location for Go Green Dry Cleaning

Mr. Igor Madrit, the applicant, addressed the Board. Mr. Madrit stated that his business is a pick up only establishment and that all cleaning is done off premises. He further stated that he will be going before the Zoning Board of Appeals for a Special Permit.

Mr. Galvin stated the Planning Board has the short form EAF for this application. It should be considered as an unlisted action under SEQRA. The application includes work and a change of use to a pick up only dry cleaners. All cleaning will be performed at the applicant's Mohegan Lake facility.

On motion of Mr. Ianniello, seconded by Mr. Wexler, the Planning Board declared intent to be Lead Agency under SEQRA for the unlisted action, namely, a site plan for a proposed dry cleaner (Go Green Dry Cleaning) at 1153 W. Boston Post Road.

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

Ms. Favate stated that the Planning Board should have a revised site plan submitted with a zoning analysis as well as more specifics on landscaping.

Ms. Oakley suggested reducing the length of the parking spaces to add a landscaped area.

Mr. Galvin recommended wheel stops in the parking area to preclude the vehicles from intruding into the landscaped area.

The Board discussed parking, egress to Boston Post Road, and angle parking. The number of parking spaces provided conforms to the Village's zoning code.

The matter was adjourned to the Planning Board meeting on 3/25/10.

2. 613 Waverly Avenue - (M-1 District) - Site Plan Review for proposed parking lot.

Paul Noto, applicant's attorney, addressed the Board stating that he submitted a Site Plan for a permanent parking lot. The Planning Board had previously approved the site for a temporary parking lot. The time limit for that temporary approval has expired.

The Board discussed the curb cuts, the layout of parking, gravel versus asphalt and the retaining wall on Center Ave as well as landscaping and lighting. The Board and the Village Engineer discussed with the applicant the fact that paving would be required and gravel is unacceptable for reasons relating to erosion, dust, final grading, and groundwater contamination concerns, as well as the need for 2 rather than 3 curb cuts, and the inclusion of an unloading zone on the site. Additionally, the site would need either a total re-grading to reduce erosive, overland storm water flows or the installation of the retaining wall as per the original approved plan.

Mr. Noto stated that he will come back with a site plan showing the Board suggestions. A plan will be submitted for one curb cut on Waverly Avenue (eliminating the second curb cut), and one on Center Street, alternative drainage, and possible alternatives to an all asphalt parking lot. The lighting plan will show light poles no higher than 16 feet with down lit fixtures.

Mr. Galvin indicated that the proposed action is considered to be a Type 1 action under the Village code since it is in a flood plain.

On motion of Mr. Sterk, seconded by Mr. Ianniello, the Planning Board declared intent to be Lead Agency under SEQRA for this Type 1 action, namely, site plan for permanent parking lot at 613 Waverly Avenue.

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

Mr. Martin Spatz of 650 Halstead Avenue stated that he is concerned that the lot which was originally approved for temporary parking is now being changed to permanent parking. He is

worried about what happens in the future if the present use is changed. Originally, parking for DCH's service center planned for 700 Waverly Avenue were part of the parking at the subject property. He is concerned that any overage will be parked on Waverly Avenue.

Mr. Galvin requested that the spots for 700 Waverly be clarified and specified by area on the plan.

The matter was adjourned to March 25, 2010.

ADJOURNMENT

On motion of Mr. Galvin, seconded by Mr. Sjunneberg, the meeting was adjourned at 9:47 p.m.

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

Minutes prepared by
Francine M. Brill