

**These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on November 18, 2010. The full public record of this special 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,**  
  **Ingemar Sjunneemark**  
  **Frank Fish, BFJ Planning**  
  **Keith Furey, Village Consulting Engineer**  
  **Susan Oakley, Landscape Consultant**  
  **Steve Silverberg, Village Counsel**

**Recused:**                                 **Stewart Sterk**

**AGENDA:**

The meeting was called to order at 7:05 p.m.

Mr. Galvin stated that Mr. Ianniello would arrive late and that he would like to close the meeting at approximately 9:00 p.m.

**MINUTES**

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

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

**Mamaroneck Beach and Yacht Club - Work Session**

Mr. Galvin stated the purpose of tonight’s special meeting is to provide the applicant with guidance on site plan issues. A number of legal issues have come up and they have all been forwarded to Mr. Silverberg for his review. Mr. Galvin listed correspondence received by the Board and entered them into the record.

Mr. Silverberg stated that regarding the issue about ownership of ½ acre in question, he has received a memo from the title company stating it is a royal pattern and applicant’s ownership is legal. Counsel for the neighbors has submitted an opinion that the title

company is in error. Mr. Silverberg stated that more information is needed from the applicant.

Mr. Fish discussed the general site plan issues and gave a brief summary. He referred to the alternate plans presented to the Board as part of the agenda. He went through each of the alternatives, stating that the applicant's original plan reviewed in the original DEIS had 12 units in the club house, 8 on Otter Creek, 8 by the beach, and 4 near the great lawn.

Michael Ianniello arrived at 7:20 p.m.

Mr. Fish continued that the modified plan referred to as 10 & 10 had 10 units on Otter Creek, 10 on the beach and 12 in the club house. In the Board's Findings, the Board approved 12 units in the club house.

On August 10, 2010, the Village asked the Planning Board consultants to meet with the applicant. The applicant submitted a plan for 4 units in club house, 3 on Otter Creek, and 16 on the Beach. As a result of public meetings with the Planning Board, the Board asked the applicant to come back with a modified plan. The applicant responded with a modified plan resulting in 8 units on Otter Creek, 11 on the beachside and 4 in the club house.

Mr. Fish indicated that the alternate plans shown on the 8 x 11 sketches also included the alternate plans presented by Mr. Kass' architect, Mr. Helpern. Mr. Helpern presented alternate plans showing 8 to 15 free standing units and 4 in the club house.

Mr. Sjunneberg stated that although he likes some of the alternatives and would like less than 23 units; the applicant has submitted a plan for 23 and that is what the Board has to review.

Mr. Ianniello stated the biggest problem for him is the height of the proposed buildings, suggesting only a two story building and perhaps putting another building in center of property with the other 8 units.

Mr. Fish stated that the applicant did suggest fewer units on Long Island Sound at one time and responded with a modified plan reducing the number of units from 16 to 11 units on the beachside and increased the units along the Great Lawn to 8.

The Board and Mr. DeAngelis, the applicant's architect, discussed the plan and views from the water.

Mr. Ianniello stated that he would like to see what the cabanas look like from the water now. Mr. Fish stated he will make arrangements with the harbor master to take Board members out to see club from the water.

Mr. Wexler stated that the water view is a critical part of the site as it is the entrance of the Harbor. He also stated that the Otter Creek side view has not been seen as of yet.

Mr. DeAngelis stated that the height of the roof of the proposed building on the Great lawn is lower than the height of the existing trees shielding the building from views from the Long Island Sound.

Mr. Galvin stated that the color of the buildings is very important as it should blend with the surrounding area.

Mr. Sjunneemark stated the view leaving Otter Creek may be more impacted that the view entering.

Mr. Wexler stated that based on his reading of SEQRA the Board has the requirement to look at alternatives that mitigate impacts, and that these alternatives may include reducing the scale of the project. Before the Board tweaks any site plan, an economic

analysis is required as the applicant's numbers and the opposition's numbers are far apart. It appears that the judge rejected the original review by the Board of the applicant's analysis. The Board must be comfortable with any economic analysis presented for the project.

Mr. Sjunneberg agreed that the discrepancy in the economic analyses should be examined.

Mr. Galvin stated that Mr. Kass has provided an economic study, which will be rebutted by the applicant's economist and then the Board can have another independent review by its own consultant.

Mr. Galvin indicated that the visual aspect is important, as well as other concerns such as parking on Otter Creek.

Ms. Lisa Rosenshein explained that the Otter Creek parking area is overflow for the club house functions. It is a valet parking area for probably 10-12 events a year, cars are stacked for better use of the available space.

The Board discussed parking. The number of spaces cannot be reduced and remain zoning compliant.

Mr. Wexler stated that he understands spaces may not be used or reduced but asked if they can be buffered or moved.

Mr. Noto stated that the club is limited from doing anything in that area by the DEC consent order. The applicant cannot move or reduce parking since the Club needs to be code compliant.

Mr. Galvin stated that the Board has received feedback from HCZMC.

Mr. Furey indicated that Sven Hoger, the consultant for HCZMC, issued a memo to the Planning Board stating that due to the sensitive nature of the site, water quality treatment in excess of that typically required would be advisable.

The Board discussed lighting. Mr. Fish stated that BFJ's lighting consultant, Sid Burke, had some detailed comments but he was generally satisfied with plan.

Mr. Galvin stated that he would like to see an improvement to the existing lighting not just a continuation of the existing lighting that exists on the site.

The Board discussed the landscaping plan, Mr. Galvin stated that Susan Oakley, the Board's landscape consultant, was generally positive about the landscaping plan developed by the applicant's landscape architect but needs to review the revised plan with more specifics.

Mr. DeAngelis stated that Ms. Lucille Munz, the applicant's landscape consultant, will address Ms. Oakley's comments.

The Board discussed traffic issues. Mr. Fish stated he did not find any requirement for offsite parking mitigation. Georges Jacquemar, a principal of BFJ Planning and the firm's traffic expert indicated that the traffic volume is not high enough for a modern roundabout at Barry and The Parkway, but suggested a small traffic calming circle. This measure is not absolutely necessary in his professional opinion.

Mr. Galvin stated that such an improvement would ultimately be determined by the Board of Trustees and not the Planning Board.

Mr. Noto said that speaking as a resident he does not believe that it is needed. The Parkway is one of the nicest streets in the Village. The applicant is not volunteering to pay for it.

Mr. Kass stated he would like to see the money spent to fix problems on the site.

Mr. Galvin asked the applicant to supply the location of the boat storage on the plan.

Mr. DeAngelis explained that the sizes of the boats stored changes yearly so it is easier to delineate where boats cannot be stored.

Mr. Furey asked the applicant to show all no parking areas, and fire access roads on the plan.

Mr. Wexler stated that the storage of boats on land and the seasonal residences are both happening in the month of November and voiced his concern on the impact.

Mr. Silverberg stated that Mr. Wexler's point is valid and the Board may want certain locations on the site where they do not want to see boats stored.

Mr. Noto stated that as of today there are 27 boats dry docked out of season. The applicant will keep fire lanes clear and will not use the Otter Creek area.

Mr. Sjunneberg asked if some boat owners do not store a boat at the Club. Ms. Rosenshein responded yes and if they have no room the Club can send them away. Winter storage is a separate cost for members and not part of membership.

The Board discussed public access. Mr. Galvin mentioned that the site is adjacent to the Nature Conservancy, which has limited parking, and that the Board would be interested in a bird watching stand at the site entrance, or perhaps a minimal path to the Harbor. Mr. Wexler stated that it was his opinion that the path along Otter Creek would be much more meaningful "public access", and would be a real amenity to the public and club members alike. Mr. Noto stated that they will consider it, but are trying to limit pedestrian traffic on Otter Creek as the DEC is concerned with anyone walking in the area and leaving debris. The applicant must also look into security issues as well as insurance.

Mr. Sjunneemark had to leave the meeting.

Mr. Galvin stated that both the Planning Board and the HCZMC will work to have a form of public access onsite in cooperation with the adjacent Nature Conservancy property. He suggested that the applicant speak to the Nature Conservancy.

Mr. Noto indicated that the Club will explore public access options and would be favorably disposed to a viewing platform with a Nature Conservancy trail map and directions as well as wildlife and fauna interpretative signage or kiosk. Ms. Rosenshein indicated that the Club would consider opening up the entire Club property one day a year for bird watching and similar activities.

Mr. Noto stated he will respond to Ms. Liquori's comments, the AECOM economic analysis. He handed a signed Spinelli survey of the property to Mr. Galvin. He indicated that he would forward electronic copies to Mr. Furey for distribution.

Mr. Wexler asked whether the Board would be in a position to make SEQRA findings in support of an alternative to the applicant's proposal. Mr. Silverberg responded that Mr. Wexler was asking if the Board could make a decision on something you have not yet received. Mr. Silverberg asked Mr. Noto if the applicant could supply title insurance on the parcel in question. Mr. Noto responded that they have supplied proof of ownership and are not required to have title insurance. He indicated that the risk is on the Club and not the Village. The applicant is working on the title insurance issue, but it is not simple.

Mr. Wexler asked Mr. Fish whether the Board has enough information to be in a position to make SEQRA findings in support of an alternative to the applicant's proposal.

Mr. Fish stated that the Board requires more economic information to review. He also indicated that SEQRA is not meant to replace site plan review.

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

Ayes:	Galvin, Wexler, Ianniello
Nays:	None
Absent:	Sjunnemark
Recused:	Sterk

The meeting was adjourned at 9:26 p.m.

Minutes prepared by  
Francine M. Brill

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