

These are intended to be "Action Minutes", which primarily record the actions voted on by the Planning Board on December 9, 2010. The full public record of this meeting is on Audio/video recording made of this meeting and kept in the Planning Board's Records.

Present: Robert Galvin, AICP, Chairman
Ingemar Sjunneemark
Michael Ianniello
Stewart Sterk
Lee Wexler
Steve Silverberg, Planning Board Special Counsel
Susan Oakley, Village Landscaping Consultant
John Winter, Building Inspector
Susan Favate, BFJ Planning
Frank Fish, BFJ Planning
Keith Furey, Village Consulting Engineer

AGENDA

The Chairman called the meeting to order at 7:06p.m.

MINUTES

On motion of Mr. Wexler, seconded by Mr. Ianniello the minutes of December 2, 2010 were approved.

Vote:

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

2. 301 Mamaroneck Avenue (C-1 District) Dumpster Enclosure Permit

Mr. Galvin stated that the application is for a new restaurant, seeking a new dumpster permit. The original site plan and dumpster permit for the former restaurant was for the site plan dated 11/11/10.

Mr. Mark Geiselman, the applicant's architect, handed the Board a new site plan showing 3 trash enclosures for the tenants, and a shared recycle bin. The enclosure materials and size of the enclosure were noted on the site plan.

The Board discussed the application.

Mr. Galvin stated that this is a Type II action, not subject to SEQRA.

On motion of Mr. Sterk, seconded by Mr. Sjunneemark the Dumpster Enclosure Permit for 301 Mamaroneck Avenue was approved.

Vote:

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

OLD BUSINESS

3. 432 Waverly Avenue Joseph Carrillo - (M-1 District) - Site Plan Review for an auto body shop.

Paul Noto, the applicant' attorney, addressed the Board. Mr. Noto thanked Mr. Galvin for his diligent and wonderful job as it is Mr. Galvin's last meeting as chairman. Mr. Noto hopes that Mr. Galvin will come back.

Mr. Noto continued that they have returned with the minor changes that were requested.

Mr. Danito of 611 Knollwood Road stated that he added plantings between the buildings and the goose neck lighting will be directed toward the building so there will be no reflection or spillage off the site.

Mr. Noto stated that the parking on Railroad Way has been eliminated.

The building inspector and the Board had no questions.

The Chair asked if there were any comments or questions from the public.

Mr. Salvatore Lappreglione entered a letter into the record from Mr. Tony Castro, which voiced his concern that in 1999 the Village had signed into law that there would be no new body shops within 500 feet of existing auto body shops. He indicated that although the business is relocating, the building at 517 Waverly Avenue will also remain a body shop.

Mr. Winter, the Building Inspector, responded for the record that the old site will be allowed to remain a body shop and there would be no problem involving the original site

On motion of Mr. Sterk, seconded by Mr. Ianniello the final site plan dated 11/16/2010 for the auto body shop at 432 Waverly Avenue was approved.

Vote:

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

4. 208 W. Boston Post Road - John Lese (C-1 District) Harbor Mews 5 unit condominiums, Site Plan review and Special Permit/In-fill Housing

Mr. John Lese, the applicant, addressed the Board relating to his application for a 5 unit condominium development (Harbor Mews). He stated that he had received a consistency finding from the HCZMC dated 12/2/10.

Mr. Galvin read a memo from Ms. Favate of BFJ Planning into the record indicating the basis for the Planning Board's findings for the waiving of specified setbacks for the application pursuant to Chapter 342-50 (residence uses in commercial districts). Because the density and/or coverage of the increased above that specified in the C-1 zone and because the applicant's lot provides below market rate housing and because of the lot's size, shape, configuration, access and relationship the existing adjacent building, the Planning Board finds that the applicant is unable to meet all zoning requirements without

losing on-site parking and negatively impacting the street wall and overall site layout. Therefore the Planning Board waives all applicable zoning requirements for this application pursuant to its authority under Chapter 342-50 in the interest of facilitating a “superior building context” and promoting the health, safety and general welfare of Village residents.

On motion of Mr. Sterk, seconded Mr. Sjunneemark the special permit for Harbor Mews (208 W. Boston Post Road) - John Lese - 5 unit condominium pursuant to Chapter 342-50 was approved.

Vote:

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

Mr. Galvin indicated that the Site Plan is contingent on receiving the Village code required recreation fee of \$2,500 per unit; and in lieu of parking fee of \$8,700 per space, totaling \$17,400 for the 2 parking spaces not provided on the plan.

On motion of Mr. Ianniello, seconded by Mr. Sterk the final site plan dated 10/28/10 was approved subject to the required recreation fee of \$2,500 per unit and an in lieu of parking fee of \$8,700 per space totaling \$17,400 for the two spaces not provided on the plan.

Vote:

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

Mr. Lese thanked Mr. Galvin for his time as chairman.

5. 811 N. Barry Ave. Sherlock (R-2F District) Flood Plain Variance

Mr. Galvin explained that the application started nine months ago and the applicant has been waiting for the DEC variance to continue.

The applicant’s facilitator explained the application, stating they have been granted a state variance and have received a waiver from NYS Department of State with conditions that the elevation be raised above 28 and all mechanicals are to be raised above the flood plain.

The contractors prepared drawings showing the following: electrical panels moved to first floor, HVAC air handler moved inside existing stairwell, boiler moved to closet on first floor, part of existing shower made smaller to accommodate the hot water heater.

Mr. Galvin stated that the Board has the resolution from the NYS Department of State dated 11/10/10 and signed by Marco Gennarelli as chairman. The resolution is made part of the record.

Mr. Furey stated that everything complies with the state requirements and he sees no reason the board can’t grant the requested local variance.

On motion of Mr. Sjunneemark, seconded by Mr. Sterk the Planning Board approved a flood plain variance based on the NYS Department of State variance conditions as shown on site plan received by the Building Department 12/6/2010.

Vote:

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

6. 1000 Taylors Lane (R-15) – Proposed 3 lot subdivision

Mr. Galvin stated that this applicant first appeared before the Board in 2008. Since then the Board has received letters from the DEC, the parks department, and the nature conservancy, a neighbor Mr. Friedman, the NYS Department of Parks and Recreation.

Mr. Furey had asked for a redesign of the storm water system.

Mr. Alan Pilch of Evans Associates located at 205 Amity Road, Bethany, Ct 06524 addressed the Board, and gave a brief review of the application, the property is 5,169 acres on the west side of Taylors Lane. The property has one existing house and they are requesting a 3 lot subdivision. Lot 1 on the south side would be 2.456 acres, Lot 2 the existing house would be 1.195 acres and lot 3 would be 1.518 acres.

The tidal wetland buffer extends to elevation 10, there was a perc test conducted on the site showing rock 3 feet down on lot 1, no rock on lot 3, nothing was done on lot 2 because no modification is proposed. There is no proposed disturbance within the fresh water wetlands buffer.

The Board questioned how the existing house was built in the 100 foot buffer. Mr. Galvin responded that when the house was built there was no reason to go before the Planning Board. It would go to the Building Department and at that time the freshwater wetlands law was different.

The applicant requested a SEQRA determination for the NYS DEC. This will be needed before the NYS DEC processes the application.

Ms. Favate stated that one year ago a neighbor of lot 1 was concerned about the location of the proposed driveway. She has had Georges Jacquemar, the traffic planner for BFJ Planning review this issue. In his opinion, if the drive way comes out directly into Barrymore, it would be a problem as long as there is a turn around. The applicant indicated that he had shifted the driveway so the headlights will point away from the neighbor's house.

Mr. Galvin asked the applicant to address the State DEC letter.

Mr. Silverberg stated that if the Board reviews this they can set conditions that the storm water calculations should be done for a natural state rather than what is there currently.

The Board discussed the application, and Mr. Sjunneemark stated that he would not want to see the new buildings built any closer to the buffer.

Mr. Galvin stated that he would want an estimate of the cost of the infrastructure. The Board can make a condition of approval to tie in the building envelope that shows restrictions so that no one can say in the future that they have an as of right situation and can do anything they like regarding the building envelope.

Mr. Wexler asked if the Board can limit activity within the buffer. Mr. Galvin indicated that the Board could do so.

Mr. Pilch, the applicant' representative, stated that the buffer is wooded and there is no proposal to change anything.

Mr. Galvin stated that the Board can set reasonable conditions such as buffer is to remain in a natural state. Mr. Winter indicated that with the building department new software, any conditions would pop up immediately when a request came in for a building permit.

Mr. Furey stated that the goal of the requirements is to protect downstream areas.

Mr. Sterk stated that lot 3 is in a hole and unattractive. Mr. Galvin stated that the applicant can look at grading the subdivision to deal with this situation. Any grading would need to be reviewed by the Village Engineer to see that there was no impact on the adjacent buffer or wetlands.

Mr. Dan Natchez of Daniel S. Natchez Associates spoke on behalf of neighbors. He stated that it is not unusual to do deed restrictions and covenants, and profiles are needed to show existing grades since the neighbors are concerned for impacts on Otter Creek and Magid Pond, which are highly sensitive environmental areas.

Ms. Barbara Novak, a neighbor, stated that the area was declared a special zone by the Village years ago, the existing house was not permitted correctly, and the deck of house intrudes into the buffer. She invited the Board to conduct a field trip and view the proposed subdivision from the rear. She is the owner of the pond and doesn't want to see it polluted.

Mr. Ianniello stated he would like to do a site visit. Mr. Wexler also agreed with this and would like to go on the site visit. Ms. Favate will set up times for the Board members to visit the site.

Mr. Galvin adjourned the mater to 1/13/2011.

The meeting was recessed for 10 minutes.

Reconvened at 8:35p.m

Mamaroneck Beach and Yacht Club (MR-District) – Wetland Permit and Site Plan review

Mr. Galvin stated that the 12/2/2010 meeting was held at the Emelin Theater and the public hearing on the wetland permit was closed at that time. However, time was provided to receive written comments. He further stated that the following was placed on the record of these proceedings: unofficial Carter, Ledyard transcript of the 12/2/2010 Planning Board meeting; Mr. Kass' letter of 12/7 including a synopsis of his arguments; a letter from Mr. Kass relating to the Wetlands noncompliance with SEQRA, parking requirements, adverse impacts, and the fact the proposal doesn't take into account the historic Mill property (owned by the Golub's); Ms. Liquori's summarization of her comments at the 12/2 meeting; Mr. Natchez 12/6/letter suggesting conditions for site plan; a letter from the Nature Conservancy stating that MB&YC's offer of public access would not benefit the conservancy; a review of the lighting plan by Sid Burke; a letter that arrived late dealing with the Otter Creek parking area soils;

Keane & Beane's comments that also arrived late; Mr. Kass's question to the WCPB regarding referrals were entered into the record.

Mr. Kass stated that he has requested that the matter be referred to WCPB. There was a referral in 2007 with comments insufficient for this request. He suggested the Planning Board make such a referral and allow a maximum of 30 days for WCPB to review. He stated that he has made an appeal to the Zoning Board, specifying that Mr. Winter's determination of zoning compliance was not correct. He indicated that he wants it on the record. Finally, he noted for the record that there is no certified determination from the HCZMC.

Mr. Silverberg responded to Mr. Kass's statement stating that a full DEIS and FEIS was done in 2007, the referral and agenda were sent to WCPB on September 10, 2010, HCZMC voted on 12/2/2010 and found the action to be consistent with the LWRP and action can be taken by the Planning Board. Mr. Silverberg further stated that MB&YC vs. Friaoli shows precedence and the Board is not legally bound.

Mr. Galvin stated that he appreciates Mr. Kass's comments. The Board will deliberate on the Wetlands Permit.

Mr. Fish read the proposed wetlands permit resolution into the record.

On motion of Mr. Ianniello, seconded by Mr. Sjunneberg the Wetland Activity permit for Mamaroneck Beach and Yacht Club 555-700 South Barry Avenue was approved.

Vote:

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

(See Complete Attached Wetland Permit Resolution.)

Mr. Galvin asked Mr. Fish to put together the wetland permit resolution for the applicant, the Board, Mr. Winter, Mr. Furey, the Planning Board Secretary and the Deputy Village Clerk as well as Mr. Kass.

Mr. Silverberg stated the draft resolution approving the Site Plan was circulated and comments were received separately. Mr. Silverberg read the site plan resolution into the record.

Boat storage was discussed and clarified by the Board.

On motion of Mr. Sjunneberg, seconded by Mr. Ianniello the Final Amended Site Plan for Mamaroneck Beach and Yacht Club 555-700 South Barry Avenue was approved.

Vote:

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

(See Complete Attached Final Site Plan Resolution.)

Mr. Wexler stated that he believed during SEQRA the Board should have looked at smaller units and numbers but the fact that the new development was moved from Otter Creek resulted in a better site plan. He indicated that the Board missed an opportunity to provide more meaningful public access.

Mr. Galvin echoed Mr. Wexler's comments on public access.

The Board discussed the applications and possible conditions.

Mr. Silverberg stated the resolution will require the applicant to comply with all conditions on the site plan.

Mr. Ianniello stated that the Board has set conditions that the club is required to police the Otter Creek site and maintain it. The beach units and the club will blend with the surrounding environment, boat storage is restricted from Otter Creek and the taxes generated will outweigh the negatives.

Mr. Sjunneemark stated that the Board took a hard look and the applicant has been very responsive to the Board suggestions and has improved the original plan substantially.

Mr. Galvin thanked the Board members for all their hard work. He also thanked Mr. Winter and Mr. Furey, and the staff of BFJ Planning and the recording secretary for all the hours they have put in on this application. He continued thanking Mr. Silverberg and Ms. Derrico for their input as legal counsels and Mr. Kass for his input and the members of the public who commented on the application.

Mayor Norman Rosenbaum thanked Mr. Galvin and congratulated him for his many years of service to the Village.

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

Vote:

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

The meeting was adjourned at 9:53 p.m.

Minutes Prepared by

Francine M. Brill

**AT A MEETING OF THE PLANNING BOARD OF THE VILLAGE OF MAMARONECK HELD
ON DECEMBER 9, 2010, THE FOLLOWING RESOLUTION WAS ADOPTED**

Name: Mamaroneck Beach and Yacht Club
Location: 555-700 South Barry Avenue
District: MR
Block and Lot: Section 4, Block 77, Lot 31

WHEREAS, an application was submitted in September 2010 by the Mamaroneck Beach and Yacht Club (the Applicant), for Wetland Permit Approval to allow for further development on a 12.84-acre parcel located at 555-700 South Barry Avenue, within an MR zone, pursuant to Chapter 192 (Freshwater Wetlands) of the Code of the Village of Mamaroneck; and

WHEREAS, the following parts of the development application specifically require a wetland permit, pursuant to Chapter 192 of the Village Code, due to regulated activities within the 100-foot adjacent areas of the Village's tidal wetlands:

- Reconfiguration and expansion of existing parking area near the existing marina;
- Construction of new yacht club building and related site work, including rock removal, ramps, terraces and decks;
- Construction of the eastern portion of the beach-side seasonal residence building;
- Renovation and expansion of clubhouse;
- Repairs to existing seawall along Mamaroneck Harbor
- Renovations to existing pool, pool patio and cabana buildings (numbers 1, 2, 3, 5, 6, 7 and 8) that are to remain;
- Compliance with NYS DEC Consent Order for areas identified as "Lower Otter Creek" and "Upper Otter Creek";
- Planting of trees and shrubs inland of Otter Creek near the Club entry and gatehouse building; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (SEQRA), the Planning Board adopted on November 29, 2010, a Findings Statement on the Amended Site Plan, which completed the SEQRA process; and

WHEREAS, the Planning Board considered the wetland permit application at its regular meeting on November 11, 2010, and a special meeting on December 2, 2010, and closed the public hearing for the wetland permit application on December 2; and

WHEREAS, the Planning Board accepted additional written comments through 5 p.m. on December 7, 2010; and

WHEREAS, pursuant to Chapter 192-14 of the Village Code, the Planning Board has determined that the proposed regulated activity is consistent with the Village's policy to "preserve, protect and conserve wetlands and the benefits derived therefrom, to prevent the despoliation and destruction of wetlands and to regulate the development of such wetlands in order to secure the natural benefits of wetlands consistent with the general welfare and beneficial economic, social and agricultural development of the Village"; that the proposed regulated activity is consistent with the land use regulations applicable in the Village of Mamaroneck pursuant to § 24-0903 of Article 24 of the State Environmental Conservation Law; that the proposed regulated activity is compatible with the public health and welfare; and that the proposed regulated activity is reasonable and necessary; and

WHEREAS, pursuant to Chapter 192-14 of the Village Code, which requires that there is "no reasonable alternative for the proposed regulated activity on a site which is not a wetland or adjacent area," the Planning Board considered a number of alternative building locations during the course of deliberating on the wetland permit application, and identified early on for the applicant instances where the proposed seasonal residences were within 100 feet of the wetland; and as a result, the applicant reduced the proposed units within the beach-side (Long Island Sound) building from 16 to 11 and relocated the building 20 feet farther from the wetland (mean high water line); and the applicant also relocated the proposed seasonal residence building along the Great Lawn approximately 10 to 15 feet, to 150 feet, from the Otter Creek wetland; and the remaining incursions to wetland adjacent areas primarily involve existing buildings which are not proposed to be relocated;

NOW, THEREFORE, on motion of Michael Ianniello, and seconded by Ingemar Sjunneemark:

BE IT RESOLVED, in accordance with the vote of this Board taken on December 9, 2010, that such application for Wetland Permit Approval is hereby approved, conditioned upon the applicant obtaining all other permits and approvals required by any law, ordinance, rule or regulation.

Ayes: Robert Galvin, Michael Ianniello, Ingemar Sjunneemark, Lee Wexler

Nays: None

VILLAGE OF MAMARONECK PLANNING BOARD

RESOLUTION APPROVING SITE PLAN

WHEREAS, this Planning Board has reviewed the Amended Site Plan application of the Mamaroneck Beach and Yacht Club (“Applicant”) pursuant to the factors set forth in the Village of Mamaroneck Code,

WHEREAS, the Planning Board has conducted several public meetings at which it considered the proposed Amended Site Plan;

WHEREAS, in response to comments by the Planning Board and the public the Applicant made modifications to the Amended Site Plan;

WHEREAS, the Planning Board issued findings pursuant to the State Environmental Quality Review Act (SEQRA) on November 29, 2010;

WHEREAS, the Village’s Harbor and Coastal Zone Management Commission (HCZMC) made a finding of consistency with the Village’s LWRP on December 2, 2010;

WHEREAS, notices of the proposal for development of the property were circulated to the appropriate local, state and county agencies during the original SEQRA review and the current proposed Amended Site Plan proposes a less intensive use than the proposals which were proposed by the Applicant in either the DEIS or FEIS and in addition notices of the current application were forwarded to the County of Westchester and the County of Westchester Planning Department;

WHEREAS, the Planning Board has adopted a resolution dated December 9, 2010 approving the required Wetland Permit.

NOW THEREFORE BE IT:

RESOLVED:

The Mamaroneck Beach and Yacht Club is located at 555 South Barry Avenue, Mamaroneck, New York. The 12.84 acre club is located in the southeastern portion of the Village and includes approximately 800 feet of frontage facing south on Long Island Sound, 720 feet of frontage on Mamaroneck Harbor and approximately 880 feet of frontage facing northwest on Otter Creek. The project site is located within the Marine Recreation (MR) Zoning District. As described in the FEIS, and as further modified in subsequent submissions noted below, the Applicant’s proposal involves improvements to the existing Club facility, including alterations to the main clubhouse, the introduction of 23 new seasonal residences (4 within the renovated clubhouse and 19 within two new seasonal residence buildings), a new yacht club/ dockmaster’s building, a new recreation building and pool complex, and associated parking and infrastructure modifications.

Meeting History

January 14, 2004	Submission of Application
June 22, 2006	Positive Declaration
July 13, 2006	Scoping Session
November 22, 2006	Submission of DEIS
January 5, 2007	Resubmission of DEIS
January 25, 2007	Acceptance of DEIS
March 8, 2007	Public Hearing on DEIS
March 23, 2007	End of DEIS comment period
June 11, 2007	FEIS submitted
July 12, 2007	Revised FEIS submitted
July 26, 2007	FEIS accepted
October 26, 2007	Findings Statement Adopted
June 16, 2010	Findings Statement annulled as per Order and Judgment from the New York State Supreme Court
September 17, 2010	Environmental Narrative and Amended Site Plan (dated September 13, 2010) submitted
September 23, 2010	Planning Board meeting to consider Amended Site Plan
September 30, 2010	Special Planning Board meeting to consider Amended Site Plan
October 14, 2010	Planning Board meeting to consider Amended Site Plan
October 21, 2010	Revised Amended Site Plan submitted
October 26, 2010	Revised Environmental Narrative submitted
October 28, 2010	Planning Board meeting to consider Amended Site Plan, as revised
November 11, 2010	Planning Board meeting to open public hearing on and consider Wetland Permit.
November 18, 2010	Special Planning Board work session to consider site planning issues on Amended Site Plan, as revised.

November 29, 2010	Planning Board meeting continuation of Wetland Permit Hearing, consideration of Amended Site Plan, as updated 11/24/2010, adoption of SEQRA Findings
December 2, 2010	Continuation of Planning Board meeting of November 29, 2010 to consider Wetland Permit and Site Plan. Close public hearing on wetland permit. Approve Wetland permit, consider and adopt Final Site Plan Approval resolution
December 9, 2010	

The Planning Board, as lead agency under SEQR, made a Positive Declaration on June 22, 2006, requiring preparation of a Draft Environmental Impact Statement (DEIS). A public scoping session was held on July 13, 2006, and the Planning Board adopted a final scope after receiving comments during the public comment period. Based on the scope, a DEIS was prepared that studied the Applicant's proposal, which at the time called for 32 new seasonal residences accommodated in alterations to the main clubhouse building (12 units) and five new free-standing seasonal residence buildings (20 units). The proposal also included a new yacht club/dockmaster's building. Consistent with the scope, the DEIS also included seven alternatives, as described below:

- A: No Action
- B: Expanded Water-Dependent Use
- C: Existing Footprint
- D: Clubhouse Renovations and One Seasonal Residence Building
- E: Alternative Site Layout
- F: Increased Number of Units
- G: New Seasonal Residences with Expanded Club Uses

After review, the DEIS was accepted as complete on January 25, 2007. In March 2007, during the comment period, the Village's Harbor and Coastal Zone Management Commission (HCZM) issued a resolution determining that the Applicant's project as proposed in the DEIS was not consistent with the Village's Local Waterfront Revitalization Program (LWRP). On June 11, 2007 (revised July 21, 2007), the Applicant submitted an FEIS that included changes to the proposed project. The FEIS studied a modified version of one of the DEIS alternatives (referred to as the Applicant's Modified Proposed Action), which called for improvements to the existing Club facility and alterations to the main clubhouse, including the construction of 32 new seasonal residences (the same number as proposed in the DEIS). A total of 12 residences were proposed within the renovated clubhouse and 20 within four new seasonal residence buildings (instead of five buildings as proposed in the DEIS). The Applicant's proposal also expanded the water-dependent and recreational components of the project to include a new yacht club/dockmaster's

building, recreation building and pool/cabana complex, marina containing 32 boat slips, replacement of some of the existing cabanas, and associated parking modifications.

At the request of the Planning Board, the FEIS focused on three of the alternatives, as follows:

- Alternative B-1, which represented an expansion to water-dependent uses at the project site (included a new pool/cabana complex, recreation building, yacht club/dockmaster's building, and new 32-slip marina) with no new seasonal residences and no alterations or expansion to the main clubhouse;
- Alternative C, which included 12 new seasonal residences in an expanded/renovated main clubhouse and improvements to existing facilities, but no improvements or expansion of water-dependent uses; and
- Alternative D which included 16 new seasonal residences, four of which were in one new free-standing building and 12 in an expanded/renovated main clubhouse, but no improvements or expansion of other water-dependent uses.

The FEIS was accepted by the Planning Board on July 26, 2007. After consideration of the FEIS and as outlined in its initial Findings Statement dated October 25, 2007, the Planning Board determined that a combination of Alternatives B-1 and C was the most environmentally sensitive. This alternative did not include the construction of four new seasonal residence buildings. In approving Alternative B-1/C, the Planning Board found that from among the reasonable alternatives available, this is "one that avoids or minimizes adverse environmental impacts to the maximum extent practicable" (SEQR Section 617.11 (d) (5)).

New York State Supreme Court Case and Stipulation Agreement

In an order dated June 18, 2010, the New York State Supreme Court for Westchester County annulled the Findings Statement adopted by the Planning Board on October 25, 2007, ruling that it was "arbitrary, capricious, unresponsive and unlawful," and remitting the matter to the Planning Board for further consideration.

Specifically, the Court found that the Planning Board, in adopting the most environmentally sensitive alternative, failed to adequately consider socioeconomic factors. The Court noted that the applicant's proposed action sought to improve the Club's facility largely by "constructing new, free-standing seasonal residence units to generate sufficient revenue to make other facility improvements economically feasible." In approving Alternative B-1/C, the Court determined, the Planning Board rejected the "aspect of the redevelopment plan which is demonstrably central to the economic feasibility of the project – that is, the free-standing seasonal residence units."

Subsequent to the Court's ruling, the Village and the Applicant entered into a Stipulation Agreement in which the Applicant was directed to submit an Amended Site Plan Application to the Village, subject to a number of specifications and containing a specific set of elements. The Planning Board was directed to consider the Amended Site Plan in a timely and expeditious manner, although the Stipulation Agreement did not direct any Village board or commission to reach a specific conclusion.

Applicant's New Submission

On September 17, 2010, the Applicant submitted an Amended Site Plan Application to the Planning Board. The application was essentially within the parameters studied previously by the Board in the FEIS; the new submission did not exceed the Applicant's Modified Proposed Action, with 23 proposed units instead of the original 32. However, since the Applicant's proposal studied in the FEIS, the Federal Emergency Management Administration (FEMA) issued new requirements regarding floodplains that effectively limit the number of units that the Applicant is able to place within the clubhouse. The Amended Site Plan thus reflects a different regulatory environment than the Applicant's original proposal.

In conjunction with submission of the Amended Site Plan, the applicant also submitted an Environmental Narrative to describe and analyze the Amended Site Plan and its potential environmental impacts and to assist the Planning Board in developing this Findings Statement. The Environmental Narrative incorporated all prior SEQRA submissions.

The Amended Site Plan dated September 13, 2010, proposed three units in one building along Otter Creek and 16 units along the Long Island Sound beach in two connected buildings. An additional four units were planned in the existing clubhouse, along with a new multi-purpose room. A new recreation building surrounded by new cabana buildings and pool was also part of this plan, along with a new 32-slip marina and yacht club/dockmaster's building.

The SEQRA issues related to the amended site plan and wetland permit applications were presented and reviewed at the Planning Board's regular meetings on September 23, October 14, October 28, and November 11, 2010, and at special meetings on September 30 and November 18, 2010, as well as a rescheduled regular meeting on November 29, 2010. After adopting SEQRA findings on November 29, 2010, the Planning Board conducted a special meeting on December 2, 2010 where it continued the hearing on the wetland permit and continued consideration of the Amended Site Plan. At that meeting representatives of the applicant and of the neighbors presented additional information to the Board. At the close of the December 2, 2010 hearing and meeting the Planning Board closed the hearing on the wetland permit but held open the record to December 7, 2010 at 5 P.M. for additional written comment and continued consideration of the wetland permit and Amended Site Plan to its regular meeting of December 9, 2010. The public had the opportunity to comment verbally and in writing during the various stages of his review.

Based on coordination with the Village's Consulting Engineer Consulting Planner, Building Inspector, and public comments received at the October 14, 2010, Planning Board meeting, including an observation that the base flood elevation for the project site had changed, the Applicant revised the site plan on October 21, 2010, to eliminate the proposed marina and

relocate some seasonal residence units so that they are more evenly distributed (see description below). In addition, the existing swimming pool and pool deck area are now proposed to be renovated, re-landscaped, and reconfigured, as opposed to the construction of a new pool and cabana complex as proposed in the Applicant's Modified Proposed Action. The current Amended Site Plan proposes to retain and renovate a majority of the cabanas existing near the pool area and facing Mamaroneck Harbor, while slightly relocating the recreation building to create an upgraded pool, cabana and fitness complex. Other project components of the Amended Site Plan remain similar to the Applicant's Modified Proposed Action, including the yacht club/dockmaster's building, recreation building and modifications to the clubhouse building. These revisions were analyzed in a revised Environmental Narrative submitted in October 2010. The main elements of the Amended Site Plan are described below:

- **Clubhouse:** Alterations and expansion to include four new seasonal residences ranging in size from 600 square feet to 800 square feet each, reconfigured administrative offices, all-purpose member card/game room totaling up to 1,200 square feet and elevator.
- **Seasonal Residences:** Construction of a new free-standing seasonal residence building in the northeastern (beach-side) portion of the site containing 11 units, 24 storage lockers and eight under-building parking spaces. This building will contain seven one-bedroom units of no more than 950 square feet each, and four one-bedroom plus den units of no more than 1,250 square feet each. Construction of a new free-standing seasonal residence building in the southwestern (Great Lawn) portion of the site with eight units and five open parking spaces underneath. This building will contain five one-bedroom units of no more than 950 square feet each and three one-bedroom plus den units of no more than 1,150 square feet each. The total number of proposed units is 23 (including the four in the clubhouse).
- **Recreation Building:** Construction of a new 4,000-square-foot, three-story recreation building, elevated 10 feet above the flood elevation.
- **New Yacht Club/Dockmaster's Building:** Construction of a new 1,500-square-foot, two-story yacht club/dockmaster's building.
- **Pool Area:** Renovation, re-landscaping and reconfiguration of the existing swimming pool and pool deck area.
- **Cabanas:** Retention and renovation of five (and portions of a sixth and seventh) existing cabana buildings and demolition of six (and portions of seventh and eighth) cabana buildings. Renovation of cabanas would involve miscellaneous repairs, painting the cabanas and replacing the roofs.
- **Parking Modifications** to the existing parking areas, including retention of gravel parking areas near Otter Creek and the existing docks, for a total of 233 parking spaces.
- **Restoration of Tidal Wetland Areas** along Otter Creek and the creation of a planted wetlands buffer per NYSDEC requirements along a portion of the site fronting on Otter Creek.

- **Significant site landscaping**, including planting of new trees throughout the site.

On November 24, 2010, the applicant further updated the Amended Site Plan to address a number of concerns raised by the Planning Board, as follows:

Landscaping

1. *Landscape plans*. Updated landscaping plans were transmitted to the Planning Board's landscaping consultant on November 23, 2010, for preliminary review. The consultant, Susan Oakley of TerraBella Landscape Design, responded that she was in agreement with the direction and overall approach to the applicant's landscaping plan.

Traffic and Parking

1. *Fire access*. Fire access requirements for the clubhouse were addressed, as per correspondence between the applicant's engineer and the NYS Department of State Codes Division.
2. *Fire access*. Fire access and maneuvering areas were identified on site plan and plan details.

Stormwater

1. *Stormwater quality*. Additional stormwater quality and erosion control measures were shown on site plan and plan details.

Shadows and Views

1. *Views*: On November 23, 2010, two members of the Planning Board who had not previously experienced harbor views were able to visualize views of the site from the water on a boat trip with the Village Harbor Master. The remaining board members had previously had the opportunity to see these views.
2. *Shadows*: The applicant reviewed shadows that are anticipated to be created by new buildings, as follows:
 - a. Clubhouse expansion: shadow projections will remain on-site
 - b. Recreation building: shadow projections will remain on-site
 - c. Great Lawn seasonal residence building: shadow projections will remain on-site, except during early mornings during winter months, when some shadows would project over small portions of Otter Creek for short periods of time. However, due to the density of existing large trees to remain and proposed new trees to the east of this building, it is unlikely that the building will shed any new perceptible shadows.
 - d. Beach seasonal residence building: shadow projections will remain on-site, except during portions of days during winter months, when some shadows would project across the property line for short periods of time. However, due to the density of existing large trees to remain that are taller than the proposed new building and new trees proposed along the northern property line, it is unlikely that this building will shed any new perceptible shadows on the adjacent property.
 - e. Yacht club: shadow projections will remain on-site.

Boat Storage

1. *Boat storage during off-season*: Notes were added to the site plan to indicate where boats will not be dry-docked during the winter season.

Other Items

1. *Storage lockers*: Notes were added to the site plan and beach seasonal residence ground-floor plan to confirm that storage lockers will be constructed in accordance with FEMA guidelines.
2. *Shear walls*: Foundations for the beach seasonal residence building were revised to remove the need for shear walls.
3. *Property boundaries*: The site plan was revised to indicate updated property lines, and the zoning analysis was revised accordingly. The applicant has provided an endorsement to its title insurance policy incorporating the areas of the site for which ownership was questioned and has provided a certified survey.

Thereafter, in a letter to the Planning Board, from their attorney Paul Noto Esq., on December 2, 2010 the Applicant submitted additional proposals for limited public access to the property in compliance with the policies and goals of the LWRP.

The Planning Board has reviewed the Amended Site Plan application, and the Plans listed in Schedule "A" to this resolution, which form the basis for this approval, has taken into consideration the public health, safety, general welfare, the comfort and convenience of the public in general and of the prospective occupants of the proposed development and of the immediate neighborhood in particular, as well as the comments of the Westchester County Planning Board in its letters of February 27, 2007 and September 24, 2007 and found that the proposed Amended Site Plan so long as all work performed complies with the additional conditions set forth below and the submissions of the Applicant to this Board, including the plans referenced in the annexed Schedule A, meets the standards, requirements and objectives for site plan approval;

1. The plans provided and as conditioned below shall provide special attention to the planting of replacements and to other landscape and screening treatments so as to minimize the visual effects of the structures, including but not limited to the cabanas, and uses on adjoining properties and from the surrounding waters. Any changes to the selection of species and location of plantings shall be subject to review and written approval by the Village's landscaping consultant with consideration given to the concerns expressed by the Board in its SEQRA Findings Statement adopted on November 29, 2010 ("SEQRA Findings").
2. The proposed structures, as well as the existing cabanas, shall be of such design, materials and colors as approved by the Board of Architectural Review with particular consideration to colors which cause the structures to blend into the surrounding landscape as much as practicable in order to minimize the visual effects of the structures on adjoining properties and from the surrounding waters.
3. Consistent with the letter of Paul Noto, Esq. attorney for the applicant dated December 2, 2010, the applicant shall provide for public access. However, we have been advised by the Nature Conservancy that it has declined the proposal by the Applicant to conduct joint activities or for the Applicant to provide signage related to the Nature Conservancy.

4. Pursuant to Village Code section 342-83 (A) the Applicant has provided a reasonable basis for the Planning Board to exercise its discretion under the unusual circumstances of this case to grant a renewal of the Site Plan up through December 8, 2016 and that renewal is hereby granted, provided construction is commenced within 18 months of the date of this approval resolution and is completed no later than December 8, 2016. Board acknowledges that the Applicant intends to complete the construction in phases, over a period of no more than the six (6) years provided for herein, with Phase I being the seasonal residences. In order to ensure that other proposed work will proceed, Applicant has agreed that it will not seek a certificate of occupancy for each phase of the development until it has obtained a building permit for the next phase of the development. In the event a phase requires multiple certificates of occupancy (i.e. in the case of a building containing multiple seasonal housing units) the certificate of occupancy for the last unit shall not be issued until a building permit is issued for the next phase. Notwithstanding the preceding provisions of this paragraph number 4, in the event the applicant has submitted a complete and fully complying application for a building permit, including but not limited to all customarily required forms, plans, applications and fees, and that all pre-conditions to the issuance of a building permit from any agency having jurisdiction have been met (all of which shall for purposes of this paragraph be considered a "Complete Building Permit Application"), the issuance of a certificate of occupancy for any portion of a prior phase shall not be delayed for more than thirty (30) days after submission of such Complete Building Permit Application to the Building Inspector.

5. Because the project is to be constructed in phases this Board finds that, in accordance with section 342-82 (B), the applicant shall be required to post performance bonds or letters of credit in sufficient amounts and duration to assure that all improvements shown on the site plan are installed. The sufficiency of such performance bonds or letters of credit shall be determined by the Building Inspector in consultation with the Consulting Engineer.

6. Concerns have been raised that the grass and gravel overflow parking area could become degraded, with potential negative impacts on Otter Creek. The applicant shall be required to properly maintain and stabilize this parking area so as to avoid any adverse impacts including debris falling or washing into Otter Creek as a result of the use of this parking area. The board finds that the Otter Creek parking lot is currently used infrequently as 'overflow' and predicts that it will continue to be used infrequently with the new site plan, as represented by the applicant. Therefore the board has left this parking area as unimproved gravel and grass, in order to minimize visual, runoff, disturbance, lighting, and other environmental impacts on Otter Creek. The board notes that this parking is planned to provide about 102 spaces, or 40% of the spaces required by the club under the village zoning regulations.

However, the board recognizes that this parking lot is partially within and adjacent to a critical environmental area, and that if this grass and gravel lot were to be used too frequently, it might result in erosion, runoff, and visual impacts on Otter Creek, as well as an unsafe parking situation. The board also recognizes that the new buildings and enhancements to the club, as well as a revitalized membership, may potentially require the club to use this parking area more frequently than is currently anticipated.

In the event the Building Inspector, in his sole discretion, determines that the parking lot is causing adverse effects on Otter Creek or has otherwise not been properly maintained and/or as a result of usage has become degraded to the extent that there is a reasonable likelihood of adverse effects on Otter Creek then in that event the applicant or its successor shall be required, within forty-five (45) days of written notification by the Building Inspector, to make application to the Planning Board to modify this Amended Site Plan Approval to, at the discretion of the Planning Board, any combination of (a) installing BodPave®85 interlocking porous paving system, or a reasonable equivalent acceptable to the Planning Board and/or (b) moving some of the Otter Creek parking to the interior of the site to an appropriate location as determined by this Board which may include replacing not more than two (2) tennis courts with additional interior site parking. In the further event that Planning Board has opted to install a porous paving system and after the installation of such porous paving system the Building Inspector determines that the parking area continues to degrade so as to cause adverse effects on Otter Creek or the parking area has otherwise not been properly maintained and/or as a result of usage has continued to become degraded to the extent that there is a reasonable likelihood of adverse effects on Otter Creek, then in that event the applicant or its successor shall be, within forty-five (45) days of written notification by the Building Inspector, make application to the Planning Board to modify this Amended Site Plan Approval to provide for further corrective action to the overflow parking area near Otter Creek which may include moving some of the Otter Creek parking to the interior of the site to an appropriate location as determined by this Board which may include replacing not more than two (2) tennis courts with additional interior site parking.

In addition, if the Building Inspector has not previously directed any of the actions above the applicant or its successor shall be required to return to the planning board two years after the granting of the first Certificate of Occupancy, so that the planning board may confirm that this parking lot is not causing adverse effects on Otter Creek or to the maintenance of safe and adequate parking due to overuse or lack of maintenance. At that time, the planning board may require the applicant or its successor to ameliorate the situation via any combination of the options noted above.

7. The residence units constructed pursuant to this approval shall have the following restrictions and conditions:
 - a. Subject to any future changes to the Village Zoning Code, Seasonal Residences may only be occupied by members of the Mamaroneck Beach & Yacht Club (the "Club") or a successor membership club (as defined in Section 342-3(B) of the Village Zoning Code) or guests of members of the Club or a successor membership club (as defined

in Section 342-3(B) of the Village Zoning Code) and may only be occupied during the period from April 1 through November 30 of each calendar year;

- b. Subject to any future changes to the Village Zoning Code, Seasonal Residences owned by Mamaroneck Beach and Yacht Club, LLC or a Successor Membership Club (as defined in Section 342-3(B) of the Village Zoning Code) in accordance with the representations made to this Board there shall be no transient occupancy. Fee ownership of the Seasonal Residences shall be retained by Mamaroneck Beach and Yacht Club, LLC or a successor membership club (as defined in Section 342-3(B) of the Village Zoning Code) operated in place of the Club;
 - c. The Final Amended Site Plan shall contain notations that the owner of the Property and its successors in interest agree that, subject to any future changes to the Village Zoning Code, no further or additional Seasonal Residences may be constructed on the Property and that this restriction on future development, as well as the other conditions on use and occupancy of the Property and Seasonal Residences set forth in this approval resolution, are conditions of this Amended Site Plan Approval and shall be noted as restrictions on the Certificates of Occupancy for each of the applicable structures and Seasonal Residences;
 - d. In addition to any other rights the Village may have to inspect the premises, as a condition of this Amended Site Plan Approval the applicant and its successors in interest shall permit an annual inspection, on at least 24 hours' notice, to ensure compliance with the provisions of this paragraph 7 and its subparagraphs, relating to seasonal residences.
8. All lighting shall be consistent with the plans submitted and modified, as necessary, to ensure that it is consistent with the Board's SEQRA findings regarding lighting. In particular, all new exterior lighting will conform with IESNA 'full-cutoff' definition and will be explicitly specified as such on the site plan. Existing non full-cutoff pole lighting may remain with the existing low-level illumination (equivalent to 60-watt incandescent). Existing clubhouse patio and shorefront globe lights will be shielded to reduce glare and light spillage in accordance with the comments of the Planning Board at its December 2, 2010 meeting. Strict compliance with the foregoing will be confirmed by the Board's lighting consultant.
9. The Board has previously expressed concerns that headlights associated with the parking area at the northeastern corner of the site may intrude onto the adjacent Golub property. Applicant shall submit final screening proposals to the Building Inspector and the Village's landscape consultant for review and approval of the final selection and location of screening materials which shall consist of an adequate number of movable planters 3 ½ to 4 feet in height, which shall be shown on the final plans submitted to the chair for signature.

10. Prior to the commencement of construction the applicant shall provide the Building Inspector with written details of its plans to comply with the Village's noise ordinance (Chapter 254 of the Village Code).
11. The changes recommended by the HCZM to further protect wetlands for the purposes of consistency review are incorporated by reference and made a part of this approval.
12. In accordance with the Memorandum of Village's Consulting Engineer, Keith Furey dated 12/2/10, modifications to the design of the water quality treatment practices as part of the stormwater pollution prevention plan (SWPPP) must be submitted and approved by the Consulting Engineer prior to the issuance of any building permits;
13. Necessary sewer system upgrades are shown on the plans submitted to this Board and shall be installed in accordance with same.
14. The appropriate number and location of additional fire hydrants for the site plan are shown on the plans submitted to this Board and shall be installed in accordance with same.
15. Any blasting plan or rock removal plan will be prepared by a licensed contractor in accordance with Village ordinance and submitted to the Village Engineer prior to the issuance of a building permit, or if it is determined that blasting is required after the issuance of a building permit no blasting may be conducted until a blasting plan is reviewed and approved by the Village Consulting Engineer
16. All proposed structures will be built according to the then current FEMA standards, as confirmed by the Consulting Engineer and the Building Inspector prior to commencing construction on any structure subject to FEMA regulations, conditioned that if the property is rezoned to an A flood zone prior to construction of the recreation building the recreation building will be reduced in height to the maximum extent possible under the A zone.
17. All storage of boats shall only be in areas designated in the approved Amended Site Plan. No boats may be stored in areas designated for vehicular or pedestrian passage or fire access. No boats may be stored in any area of the overflow parking area adjacent to Otter Creek or any other area of the property closer to Otter Creek than the rear portion (for purposes of this paragraph rear shall be that wall of a building which is furthest from Otter Creek) of the building closest to Otter Creek
18. All work shall be in strict compliance with the approved plans and all rules, regulations, laws and ordinances governing the Amended Site Plan and construction on the site. In the event the Village's Consulting Engineer and Building Inspector agree that, as a result of conditions

in the field, field changes are necessary to complete the work of the Site Plan and if in the opinion of the Consulting Engineer and Building Inspector such field changes are minor and do not have any material impact on the overall design of the Amended Site Plan and/or drainage of the Amended Site Plan, including but not limited to roads, sewers and drainage, then the Consulting Engineer and Building Inspector may, upon the filing and approval of amended plans which reflect such field changes, allow such changes. In all other circumstances any deviation from or change in the approved plans shall require application to this Board for amendment of this approval.

19. This Final Amended Site Plan Approval shall not be deemed to relieve the Applicant of the need to obtain any other required approvals which are conditions to commencing construction.
20. No work may be commenced on any portion of the site without first contacting the Building Inspector and Consulting Engineer to ensure that all permits and approvals have been obtained and to establish an inspection schedule. Failure to comply with this provision shall result in the immediate revocation of all permits issued by the Village along with the requirement to reapply (including the payment of application fees) for all such permits, the removal of all work performed and restoration to its original condition of any portion of the site disturbed and such other and additional civil and criminal penalties as the courts may impose.
21. Before construction commences Applicant shall comply with all requirements and conditions of this resolution and provide the Building Inspector, with a check list summary indicating the manner of compliance with all requirements of this resolution, along with a final mylar containing all signatures required. The failure to submit a final mylar within six (6) months of the date of this resolution shall require the applicant to file for an extension of this site plan and demonstrate that there has been no significant change of circumstances since the date of this resolution.
22. All of the conditions of this resolution shall be a continuing obligation of the Applicant and its successors and the failure to comply with any of these conditions shall, in addition to any other penalties provided by law, subject the Applicant and its successors to revocation of this Final Amended Site Plan Approval.
23. This Final Amended Site Plan Approval incorporates approval under the requirements of section 240-30 (E).

NOW, THEREFORE, BE IT RESOLVED, that the Final Amended Site Plan is hereby approved by this Planning Board.

On a motion by Ingemar Sjunneberg, seconded by Michael Ianniello and a vote as follows this RESOLUTION was adopted on the 9th day of December, 2010.

Aye: Ingemar Sjunneberg

Michael Ianniello

Lee Wexler

Robert Galvin

Nay None:

SCHEDULE "A"

Drawing #	Description	Last Revision Date
A-0	Cover Sheet/List of Drawings	11/24/10
C-101-1A	Great Lawn Seasonal Residence – Layout, Sign & Striping Plan	11/10/10
C-101-1B	Beach Seasonal Residence – Layout, Sign & Striping Plan	11/10/10
C-102-1A	Great Lawn Seasonal Residence – Pavement Plan	11/10/10
C-102-1B	Beach Seasonal Residence – Pavement Plan	11/10/10
C-201-1A	Great Lawn Seasonal Residence – Grading & Drainage Plan	11/10/10
C-202-1B	Beach Seasonal Residence – Grading and Drainage Plan	11/10/10
C-301-1A	Great Lawn Seasonal Residence – Utilities Plan	11/10/10
C-301-1B	Beach Seasonal Residence – Utilities Plan	11/10/10
C-302-1A	Great Lawn Seasonal Residence – Lighting Plan	11/10/10
C-302-1B	Beach Seasonal Residence – Lighting Plan	11/10/10
C-401-1A	Great Lawn Seasonal Residence – Erosions Control Plan	11/10/10
C-401-1B	Beach Seasonal Residence – Erosions Control Plan	11/10/10
C-501	Construction Notes	10/14/10

C-601	Details	10/14/10	
C-602	Details	10/14/10	
C-603	Details	10/14/10	
C-604	Details	10/14/10	
C-605	Details	10/14/10	
C-606	Details	10/14/10	
L-1	Tree Removal Plan	11/24/10	
L-2	Landscape Plan	11/24/10	
S-101	Foundation Plan	11/24/10	
S-102	First Floor Framing Plan	11/10/10	
S-103	Second Floor Framing Plan	11/10/10	
S-104	Roof Framing Plan	11/10/10	
S-201	Sections and Details	11/10/10	
S-301	Typical Details and Notes	11/10/10	
S-302	Typical Details	11/10/10	
F-1	Beach Seasonal Residence – Foundation Plan		11/10/10

F-2	Beach Seasonal Residence – Foundation Sections and Details	11/10/10
S-1	Beach Seasonal Residence – Foundation Sections and Details	11/10/10
S-2	Beach Seasonal Residence – First Floor Framing Plan	11/10/10
S-3	Beach Seasonal Residence – Second Floor Plan	11/10/10
S-4	Beach Seasonal Residence – Roof Framing Plan	11/10/10
S-5	Beach Seasonal Residence – First Floor Framing Plan Sections and Details	11/10/10
NS-1	Beach Seasonal Residence – Notes and Structural Design	11/10/10
A-1	Zoning and Building Code Analysis	11/24/10
A-1a	Zoning and Building Code Analysis	11/10/10
A-2	Site Plan – Existing	10/14/10
A-3	Site Plan – Existing Underground Utilities	10/14/10
A-4	Site Plan	11/24/10
A-5	Site Plan Vicinity Diagram – Existing	10/14/10
A-6	Site Plan Vicinity Diagram – Amended Action	10/21/10
A-7	Site Sections – Beach Seasonal Residence Building	10/21/10
A-8	Site Sections – Great Lawn Seasonal Residence Building	10/21/10
A-9	Clubhouse – First Floor Plan	10/14/10
A-10	Clubhouse – Second Floor Plan	10/14/10
A-11	Clubhouse – Third Floor Plan	10/14/10
A-12	Clubhouse – North and South Elevations	10/14/10
A-13	Clubhouse – East and West Elevations	10/14/10
A-14	Clubhouse – Cross and Longitudinal Sections	10/14/10
A-15	Beach Seasonal Residence Building – Ground Floor Plan	11/24/10
A-16	Beach Seasonal Residence Building – First Floor Plan	11/24/10
A-17	Beach Seasonal Residence Building – Second Floor Plan	11/24/10

A-18	Not used	
A-19	Beach Seasonal Residence Building – Roof Plan	11/10/10
A-20	Beach Seasonal Residence Building – North and South Elevations	11/10/10
A-21	Beach Seasonal Residence Building – East and West Elevations	11/10/10
A-22	Beach Seasonal Residence Building – Cross Section	11/10/10
A-23	Not used	
A-24	Beach Seasonal Residence Building – Wall Sections	No date given
A-25	Great Lawn Seasonal Residence Building – Floor Plans	11/24/10
A-26	Great Lawn Seasonal Residence Building – Exterior Elevations	11/10/10
A-26a	Great Lawn Seasonal Residence Building – Cross Section	11/10/10
A-27	Yacht Club/Dockmaster – Plans and Elevations	11/10/10
A27a	Yacht Club/Dockmaster – Cross Section	11/10/10
A-28	Recreation Building – Plans and Elevations	10/14/10
A-29	Seasonal Residence Buildings and Yacht Club Schedules	11/10/10