

These are intended to be “Action Minutes” which primarily record the actions voted on by the Planning Board on February 9, 2011. 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: Stewart E. Sterk, Chairman
Lee Wexler
Ingemar Sjunneemark
Louis Mendes
John Winters
Susan Favate
Frank Fish, Consultant
Buckhurst Fish & Jacquemart, Inc.

LATE ARRIVAL: Michael Ianniello

AGENDA:

Chairman called the meeting to order to 7:07 p.m.

MINUTES

On motion of Mr. Sjunneemark, seconded by Mr. Sterk the minutes of January 26, 2011 were approved.

Vote:

Ayes: Sterk, Wexler, Sjunneemark, Mendes
Nays: None

NEW BUSINESS

1. **Approval of Minutes**
2. **135 HOYT AVE – Hutter Auction Co. – Proposed change of use.**

DUMPSTER ENCLOSURE PERMIT APPLICATIONS:

3. **242 Mamaroneck Avenue – Chase Bank**
4. **605-609 Center Avenue – Cablevision**
5. **632 Fayette Avenue – DelVito Realty, Cablevision**
6. **315 Mamaroneck Avenue – Charles Strateman**
7. **300 West Boston Post Road – Steve Josephson**

NEW BUSINESS

2. 135 HOYT AVE – Hutter Auction Co. – Proposed change of use.

The Chairman indicated that this is an application for a change of use at 135 Hoyt Avenue.

Mr. Paul Calona, CEO, Hutter Auction Co., presented himself to the Board. Chairman Sterk confirmed with Mr. Calona that the purpose of the application was to seek approval to use the premises as an auction site. The principle issue is a parking issue and the applicant has secured an agreement for parking from a neighboring property, who also happens to be the landlord of 135 Hoyt Avenue.

Mr. Colona addressed Ms. Favate's concern regarding street lighting at the premises and presented a photograph depicting a light directly in front of the premises and Mr. Calona also presented a photograph depicting ample street parking in the immediate area.

Mr. Colona mentioned that the auction will take place on Saturday which will ease parking. Chairman Sterk questioned the applicant as to whether potential restrictions for future days and hours of auctions would be of concern since parking availability may be limited during certain periods. Mr. Colona stated this prospect should not pose a problem and Mr. Sjunneberg confirmed with the applicant that the auctions will be limited to Saturday or Sunday. Mr. Colona agreed and stated that the hours of the auctions will be approximately 10:00 a.m. to 6:00 p.m.

Chairman Sterk questioned the applicant as to possible additional times the auctions might be held. Mr. Colona repeated that the auctions would take place between 10:00 a.m. and 6:00 p.m. on Saturdays and Sundays only.

Ms. Favate confirmed the availability of parking during the weekdays as well.

Chairman Sterk called for a motion to approve the application for a change of use subject to the restriction that auctions will not be held except for Saturdays and Sundays between the hours of 10:00 a.m. and 6:00 p.m. Motion was made by Mr. Sjunneberg, seconded by Mr. Wexler and passed unanimously.

Ayes: Sterk, Wexler, Mendes, Sjunneberg
Nays: None

DUMPSTER ENCLOSURE PERMIT APPLICATIONS:

300 West Boston Post Road

Mr. Steve Josephson, President, Toy Box, presented himself to the Board and explained that he would like to install 8' x 14' x 5' fencing around the dumpsters in the parking lot. Chairman Sterk confirmed that the photographs which were submitted to the Board depict the fence surrounding the dumpsters as being the color green and questioned the applicant as to the color of the building. Mr. Josephson responded that the color of the building was blue and brick and stated that the fence he would be installing would be the color blue.

Mr. Wexler confirmed the location of the dumpsters as being pushed back from the building and questioned why they were not located adjacent to the building. Mr. Josephson responded that this could be accomplished but he did not want to obstruct an existing doorway, even though it is not currently being used. Since there are hills on either side of the property, parking would be lost if the dumpster were relocated.

Chairman Sterk called for a motion to approve the dumpster permit for 300 West Boston Post Road. Motion was made by Mr. Sjunneemark, seconded by Mr. Mendes and passed.

Ayes: Sterk, Wexler, Mendes, Sjunneemark
Abstain: Ianniello (Late arrival)

315 Mamaroneck Avenue

No show.

632 Fayette Avenue – DelVito Realty – Cablevision

Mr. Robert Vassel, Cablevision, presented himself to the Board to discuss the above application and explained that the building at 632 Fayette Avenue has a brick façade and slating will be placed on the fencing. There is a 30 yd. dumpster and two 6 yd. dumpsters, all of which will be enclosed.

Chairman Sterk confirmed that the side of the building is a white and the proposed dumpster enclosures will be of a light color. Mr. Vassel stated that the fencing will be installed as soon as the weather permits.

Ms. Vassel stated that the dumpsters could be moved further back but did not want to impede on the resident upstairs.

Ms. Wexler questioned whether dumpsters need to be enclosed on the top due to the view by the resident. Chairman Sterk confirmed with the applicant that the resident does not have a view of the dumpsters. Mr. Wexler questioned whether there were any residential windows within view of the dumpster and the applicant stated there are not.

Chairman Sterk called for a motion to approve the dumpster enclosure permit at 632 Fayette Avenue subject to the applicant's agreement that the color would be neutral or light in nature. Motion was made by Mr. Sjunneemark, seconded by Mr. Ianniello and passed.

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

605-609 Center Street – Cablevision

Mr. Robert Vassel stated that the application is a proposal to enclose a 30 yd. dumpster with an 8 foot fence with a gate, in the color green. The building façade is brick. No ingress or egress obstructions exist according to Mr. Vassel.

Chairman Sterk called for a motion to approve the dumpster permit for 605-609 Center Street. Motion was made by Mr. Ianniello, seconded by Mr. Sjunneemark and passed.

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

242 Mamaroneck Avenue – Chase Bank

Mr. Gerard Moeller, Meile Contracting, representing Chase Bank, presented himself to the Board and explained that the application is for an existing 1-1/2 yd. container to be enclosed. The dumpster is located in the back corner of the parking lot. The plan is for an 8' x 10' enclosure with pipe posts and chain link fabric with screening. The color will be green, according to Mr. Moeller and the building is not adjacent to the dumpster so the color of the building is not an issue.

Chairman Sterk called for a motion to approve the dumpster enclosure at 242 Mamaroneck Avenue. Motion was made by Mr. Sjunneemark, seconded by Mr. Ianniello and passed.

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

DISCUSSION: Buckhurst, Fish & Jacquemart, Inc., consultants for the Board of Trustees

Mr. Frank Fish, Principal, Buckhurst, Fish & Jacquemart, Inc., presented himself to the Board and passed out literature on the comprehensive plan currently before the Board of Trustees and explained it was mostly new information which has not yet been adopted. However, Mr. Fish went on to explain that all of Chapter 4 has been adopted.

Mr. Fish explained that a new situation has arisen whereby the Hampshire Country Club has announced its intention to file for Chapter 11. The Trustees became concerned and a recommendation has been presented to consider rezoning parklands and country clubs. Currently, they are in the lowest density residential zone, or R-20, and the recommendation is to rezone to a park and recreation zone. Bonnie Briar County Club was rezoned a number of years ago to a recreation zone. The Trustees are looking to rezone all of the parks to a park and recreation zone. Mr. Fish advised the Trustees that they should first include it in the Comprehensive Plan and then hold a public hearing regarding this proposed rezoning.

Ms. Favate stated that changes and updates have been made to the Comprehensive Plan recently. Mr. Fish explained that the Comprehensive Plan was presented to the Planning Board this evening in anticipation of the Board of Trustees possibly referring it to the Planning Board at a later date.

After a brief discussion between Ms. Favate and Mr. Fish, it was determined that the Hampshire Country Club specifics were not included in the current Comprehensive Plan. Ms. Favate stated she would e-mail the Board members that information the following day.

Mr. Fish also mentioned the fact that he has been working with the Trustees on a set of zoning changes. Some have been done and others have not and he briefly discussed the pertinent issues.

Finally, Mr. Fish handed out SEQRA handbooks to the Board.

Mr. Mark Friedman, proprietor, 139 Hoyt Avenue, presented himself to the Board to question the outcome of the 135 Hoyt Avenue application and its affect on his loading docks. Mr. Sterk advised Mr. Friedman that the application had been approved for a change of use and there will be no interference with Mr. Friedman's loading docks.

Chairman Sterk called for a motion to adjourn the meeting of February 9, 2011. Motion was made by Mr. Sjunneemark, seconded by Mr. Mendes and passed.

Ayes: Sterk, Sjunneemark, Ianniello, Wexler, Mendes

Minutes prepared by:

Lorraine McSpedon