

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on October 12, 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 Sterk, Chairman; Michael Ianniello,
Lou Mendes, Ingemar Sjunneemark, Lee Wexler
Lester Steinman, Esq., Legal Consultant
Rob Milillo, Building Inspector
Hugh Greechan, Engineering Consultant
Susan Favate, BFJ Planning

CALL TO ORDER

Mr. Sterk called to order the Regular Meeting at 7:01 p.m.

1. APPROVAL OF MINUTES

On Motion of Mr. Ianniello, the September 14, 2011 Minutes are approved, seconded by Mr. Sjunneemark.

Vote:

Ayes: Ianniello, Sjunneemark, Mendes, Sterk

Nays: None

DUMPSTER PERMITS

2. 531 FAYETTE AVE., ETRE REALTY –Dumpster Permit

Mr. John Morris appeared. He inquired if he needs the dumpster enclosed as he stated that there are dumpsters near his location that are not enclosed. Mr. Sjunneemark said that there is a Village Code that needs to be followed.

Mr. Morris said that the dumpster will not be visible. The dumpster will be located in the rear and near the stream, and will be put on a concrete pad. He said that no grease or oils will be put into the dumpster but only garbage from the shop.

On Motion of Mr. Ianniello, the Application for a dumpster enclosure permit is approved, seconded by Mr. Sjunneemark.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Sterk

Nays: None

3. 501 E. BOSTON POST ROAD –Dumpster Permit

No appearance.

4. 700/1100 E. BOSTON POST ROAD-Dumpster Permit

Mr. Jeremy LaFaro of *Healthy Fit* appeared. He stated that there are no changes since he went to the Zoning Board. He said that the space is small. The enclosure will be 6 feet x 4 feet and 5 feet high. The enclosure will be a chain link fence with pink and orange slats. He said his business signage is pink and orange. The Board did not approve of his color choice. Mr. Sjunneberg suggested a variety of solid colors. Mr. LaFaro agreed to a charcoal gray color that will match the pavement.

Mr. Wexler arrived late.

He said the concrete slab will be 3 inches thick. Mr. Sterk said that the Code requires a 5 inch thick slab and to note this change after the Zoning Board approval. Mr. Greechan mentioned that a 3 inch slab does not hold up well over time.

On Motion of Mr. Sjunneberg, the Application for the dumpster enclosure permit is approved with the conditions that the color of slats be changed from pink and orange to charcoal gray, and the concrete slab will be five inches thick, seconded by Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sjunneberg, Wexler, Sterk

Nays: None

OLD BUSINESS:

5. 306 SOUNDVIEW AVE.-Luis Tormenta –Sub-division of 10,000 sq.ft. lot into 2-lots.

Mr. Clark Neuringer, architect, appeared for the Applicant/property owner, who also was present. Mr. Neuringer said that the two areas of concern are the 1.) tree removal in front, and, 2.) shared driveway. He said that the owner does not want a single family residence that was suggested at last month's meeting. He said that the two-family house was approved in 1920. At that time there was a different owner. He said the residence is a side by side two-family residence having two floors on each side.

Mr. Neuringer said that this is a corner lot and the proposed house will be not greater than 2,750 square feet. It is in an R-5 zone. Mr. Sterk said that the proposed construction will make an already non-compliant situation worse, but not from a zoning standpoint. Mr. Neuringer said that in 1989 and 1996 there were two parcels that were subdivided in the Harbor Heights section. He said that this Application is not unique and it is beneficial to the residents of Harbor Heights to be in an R-5 zone. He said that the owner did not create this

Village of Mamaroneck

Planning Board

October 12, 2011

Page 2 of 5

situation, it is existing. The Board unanimously agreed that three households on the lot to be subdivided is not good, as the sanitation, sewage, and schools all will be impacted by the proposed new construction. Mr. Sterk stated that the parking configuration and removal of a Village tree to allow for additional parking is problematic. Mr. Neuringer said they are willing to eliminate the shared driveway plan and create another curb cut. He showed plans with the change.

Mr. Neuringer stated that he had a certified arborist look at the Norway Maple tree that is under consideration for removal. The arborist said the tree is too large and not appropriate for the location. Mr. Steinman asked for the arborist's written report, and asked that the report be given to the Village Tree Committee for review. Mr. Neuringer was agreeable to Mr. Steinman's request. Mr. Wexler said that he is not comfortable approving the Application with cars parked in the front yard of the property and asked that the parking plan be reworked. Mr. Neuringer said he will look at tandem parking.

Mr. Neuringer said there is no plan to add fill. There will be a Berm around the house. He said the garage and deck that are non-conforming will be removed from the original house.

Mr. Steinman stated that the Board is ready to go forward with a public hearing which will be at the November 9th meeting. He said that the Board requires documents for review ten days prior to the meeting, and the required Notices need to be sent out.

Mr. Sterk asked of Mr. Greechan if there will be water drainage issues impacting neighboring properties. Mr. Greechan said no.

6. 1084 BAYHEAD DRIVE –Informal discussion requested on wetland permit.

Adjourned.

NEW BUSINESS:

7. 602. S. BARRY AVE., Bennett W. Golub –Proposed amendment to 3/23/11 approval to docking facility.

Mr. Ianniello moved to open the Public Hearing, seconded by Mr. Sjunneemark.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

Mr. Dan Natchez of Daniel S. Natchez and Associates, Inc. appeared. He said that they are amending the previous Determination to add three additional piles. The piles are within 100 feet of the water line. They will not be near neighbors properties.

Mr. Sjunneemark inquired how large the boat is. Mr. Natchez said it is larger than 40 feet long. The float that was previously approved is 70 feet long. He said that the storm winds

Village of Mamaroneck

Planning Board

October 12, 2011

Page 3 of 5

come from the southwest and for safety, three additional piles are necessary. This was not anticipated with the original Application. He said that the existing mooring will stay. Mr. Wexler asked what the purpose is for the piles. He Natchez said it is an exposed area and the piles will prevent damage to the yacht. He said that if one were in the inner harbor, there would be no reason to incur the expense. Ms. Favate said that the piles provide extra stability and protect boats from banging.

Mr. Natchez said that the NYS DEC, Army Corps of Engineers and neighboring homeowners all have approved of this proposed work.

Mr. Wexler said this allows for more infrastructure to dock a yacht and questioned what the shore line will look like. Mr. Sjunneemark said that the 70 foot float already has been approved. Mr. Natchez said the marina next door has piles and this is not out of character for the area.

Mr. Sterk asked if there were any comments from the public. There were none.

Mr. Sjunneemark moved to close the Public Hearing, seconded by Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

Mr. Sjunneemark moved to declare this a Type II Action under the State Environmental Quality Review Act (SEQRA), seconded by Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

On Motion of Mr. Mendes, the proposed action has been determined to be consistent with the Local Waterfront Revitalization Program (LWRP), seconded by Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Sterk

Nays: Wexler

Mr. Ianniello moved to approve the Application as submitted for the Amendment to Wetland Permit subject to the approval of the Resolution to be reviewed at the October 26th meeting, seconded by Mr. Sjunneemark.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Sterk

Nays: Wexler

Ms. Favate stated that she attended the Board of Trustees meeting on Tuesday, October 11. There was a Public Hearing on the Comprehensive Plan for the Village. She summarized the contents of the Plan at the meeting. A Resolution will be adopted in support of the Plan and sent to the Trustees. Ms. Favate said that she will prepare the Resolution and it will be put on the next Planning Meeting Agenda.

Ms. Favate said that in looking ahead to November, the second meeting date is the evening before Thanksgiving Day. She asked that the Board consider changing the date. Mr. Sterk said that he will look into availability of the courtroom and new dates.

ADJOURNMENT

There being no other business, and on Motion of Mr. Ianniello, and seconded by Mr. Sjunneemark, the meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary