

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on March 23, 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, AICP, Chairman
Michael Ianniello
Lou Mendes
Ingemar Sjunneemark
Lee Wexler
Susan Favate, AICP, BFJ Planning
John Winter, Building Inspector

CALL TO ORDER

Mr. Sterk called to order the Regular Meeting at 7:00 p.m.

1. Approval of Minutes

No report.

NEW BUSINESS:

2. 602 SOUTH BARRY AVE.- (R-10 District) – Ludvipol, LLC. c/o Bennett W. Golub –Wetland Permit for reconfiguration of recreational docking facility.

Mr. Natchez appeared for the property owner, Mr. Bennett Golub, for the reconfiguration of the docking facility. The dock is 40 feet in length and will be increased to 70 feet in length. The chains and anchors will be taken out. He said that the Harbor Commission has given approval. The new facility is in keeping with the character of the surrounding area. Mr. Wexler inquired about the increase in size. Mr. Natchez said the reason is to accommodate a large boat. He said that the Harbor Commission did not approve a perimeter permit, and this is not before the Planning Board either. Mr. Natchez said that when the boat is docked, it will not jut out any further than 70 feet. Mr. Natchez asked that the following letter be read into the record:

March 14, 2011

Ben and Cindy:

We will be away in Europe but would like to support you and are sending this hoping that you can represent us in our absence. (We leave tomorrow, March 15, 2011.)

*Regards,
Alberta*

*Shadow Island
Peter & Alberta Stringham
707 Taylors Lane
Mamaroneck, NY 10543*

Mr. Natchez stated that they are the adjacent property owner.

Mr. Sterk opened a public hearing and asked if there are any comments. There were none. He asked if the board has any additional questions. There were no further questions.

A Motion was made by Mr. Sjunneemark, and seconded by Mr. Ianniello, to approve the Application as submitted.

Vote:

Ayes: Sterk, Ianniello, Mendes, Sjunneemark, Wexler

Nays: None

Mr. Natchez asked for three certified copies of the Resolution upon completion.

3. 139 HOYT AVE. - (M-1 District) HB Home Design -Dumpster Enclosure

Mr. Jeffrey Roder, warehouse operations manager, appeared for a permit for a dumpster enclosure for the warehouse. It is 'L' shaped, positioned in the parking lot, and attached to the building. It is 6 feet high. The fence behind it will have slats. He added that behind the building is another commercial operation with visible dumpsters. Mr. Sterk asked if there are any comments. There were none.

A Motion was made by Mr. Ianniello, and seconded by Mr. Sjunneemark, to approve the Application as submitted.

Vote:

Ayes: Sterk, Ianniello, Mendes, Sjunneemark, Wexler

Nays: None

4. 427 WAVERLY AVE. - (M-1 District) C & S Foreign Car Service-Dumpster Enclosure

Mr. Spencer Thomson appeared for a permit for a dumpster enclosure. He stated that the area has 6 feet of asphalt, and said that concrete will be poured over the asphalt at the designated area. The structure is small, and the dumpster is low profile. It is ½ yard in size. He plans to use T111 material for the enclosure. Mr. Wexler inquired about the durability of T111. Mr. Thomson said that it is a good material, and he will keep it painted.

The enclosure will be 74 inches wide and 30 inches deep. The concrete area will be 8 feet by 4 feet. He said that he does not want to use a fence. The structure will not be visible from any direction. There is a chain link fence behind it.

Mr. Sterk asked if there are any comments from the public. There were none. He then asked if the board has any further questions. There were none.

On Motion of Mr. Wexler, and seconded by Mr. Ianniello, the Application was approved as submitted.

Vote:

Ayes: Sterk, Ianniello, Mendes, Sjunneemark, Wexler

Nays: None

5. 315 MAMARONECK AVE. - (C-2 District) Charles Strateman-Dumpster Enclosure

Mr. Chuck Strateman appeared for a dumpster enclosure permit. His plans are for a 6 feet high, 8 feet wide, and 4 feet deep stockade fence. This will be positioned in a corner. Mr. Sterk inquired who will be able to view this from the street. Mr. Strateman said no one. Mr. Sterk inquired about the stone wall and noted that no measurements are indicated. Mr. Stratemen said that the dumpster enclosure will not be higher than the stone wall. It will be painted white to blend in with the back of the building which also is painted white. The wood stockade will be stained white. Mr. Sterk asked if there are any comments from the public. There were none.

A Motion was made by Mr. Sjunneemark, and seconded by Mr. Ianniello, to approve the Application as submitted.

Vote:

Ayes: Sterk, Ianniello, Mendes, Sjunneemark, Wexler

Nays: None

6. 974 EAST BOSTON POST ROAD (C-1 District) Robert Caputo – Proposed demolition of two existing buildings and construction of 1-1/2 story car wash building. Preliminary review.

Mr. Joe Messina, Esq., appeared on behalf of the Applicant, for a demolition of two existing buildings and for the construction of a 1 ½ story car wash building.

No notice was given for tonight's meeting by the Applicant, therefore, it is not a public hearing. He stated that 3 variances are required, and a special permit. They plan to go before the Zoning Board on April 7. Mr. Sterk said that nothing can be done by the Planning Board this evening, only discussions on the proposed work.

Mr. Messina said that behind the restaurant building is a motel that has been dismantled. The plan is for the demolition of two buildings, and to put up a 1 ½ story car wash.

Three variances are required as follows:

The front yard set back is -2 and will decrease to 0, which will decrease the non-conformity. The Zoning Code requires that a motor vehicle filling station must be 1,000 feet away from a gas station or another motor vehicle filling station. There is one on the corner which is less than 1,000 feet in distance from this location. There will be parking on the right side of the property. A ten foot setback is required, and currently there is a 4 foot setback.

The attorney said that there will not be oil changes, or car repairs done on site. The architect, Mr. Giovanni Zapata, said that there will be three bays, one for detailing, for the car wash, and for customers. He said that the set back is 30 feet from the building to the curb line. Mr. Sjunneemark mentioned that there is a car wash nearby on Halstead Avenue, and he also addressed the traffic flow on the Boston Post Road.

The owner, Mr. Robert Caputo, appeared and described the road configurations and said that traffic will not be an issue. He said that the car wash property can accommodate thirty cars comfortably, which is a lot. Mr. Sjunneemark noted that there are two entrances to the building. The owner said that the entrance is before where the road splits, and the exit is where the road splits. He said that getting in and out is easy. He reviewed the traffic flow diagram with the board. Mr. Caputo then said that he anticipates detailing 3 to 5 cars daily. Mr. Sterk inquired if there will be vacuuming. The architect said yes, on the side. Mr. Sterk asked of Ms. Favate to do a traffic analysis.

Ms. Favate stated that the Toll Gate building is on the Master Plan, and on a List being recognized as an attractive building, but is not on the National Registry. This is not original construction.

Ms. Oakley, landscaping consultant, said that there is a large landscaping area pending that is not labeled, and everything should be labeled. Also, the type of landscaping should be made known. The southern area lends itself to some type of tree, she said.

Mr. Wexler asked the owner if he has other car washes. He said no.

No further action was taken.

OLD BUSINESS:

1. 243 WASHINGTON ST. (R-4F District) Saul Rueda- Convert two-family building into three- family dwelling with finished basement as accessory use for first floor apartment.

Mr. Saul Rueda, 1201 Palmer Avenue, Larchmont, appeared regarding the conversion of a two-family building to a three-family dwelling with a finished basement, as accessory use for the first floor apartment. The issue is the parking, and a request is being made for 5.5 parking spaces. He was unclear on the overall dimensions of the parking area. He would like to replace the pavers/gravel with blacktop. Mr. Rueda said that it is difficult to plow over pavers and a gravel surface in the winter. Blacktop is easier to manage. The parking lot and

driveway are in bad condition. He said that the 6th space is inside the building.

The landscaper said that two new trees will be planted in front. A line of evergreens will hide the parking area. The existing trees in the rear will be cut back significantly as the neighbors do not like them. In time, the trees will re-establish and will give a good appearance.

Mr. Ianniello inquired about the property line and fencing. Mr. Rueda said that there is a chain link fence in the back. He said that three storm-water dry wells will be added. The impervious area is within regulations. The house is 1,300 square feet.

Mr. Sterk asked what the plan is to prevent more than three-families from occupying this dwelling. Mr. Sjunnemark added that there have been four families living here in the past, which is a violation. Mr. Rueda said that this will not occur again.

Mr. Sterk stated that Mr. Furey will review this matter. He said that the parking situation has improved. Mr. Wexler added that shielding the parking lot with evergreens is an improvement. Mr. Sterk asked that they return next month.

ADJOURNMENT

There being no other business, and on Motion of Mr. Wexler, and seconded by Mr. Ianniello, the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary