

*These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on June 8, 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  
Susan Favate, BFJ Planning

**CALL TO ORDER**

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

**NEW BUSINESS:**

**1. Approval of Minutes**

Mr. Wexler moved to approve the May 23 Minutes as changed, and seconded by Mr. Mendes.

Vote:

Ayes: Sjunneemark, Mendes, Sterk, Ianniello, Wexler

Nays: None

**2. 636 FENIMORE RD. VINCENT SERVICE STATION –Dumpster Enclosure**

Mr. Sterk said that the Board has received no paperwork on this Application. Mr. Paniccia, owner, said that he dropped off his papers at the Building office. He brought two sets and gave them to the Board to continue on with his Application.

He said that the garbage dumpster is on the side and behind the main gate. The gate is closed at night. He said that the driveway is wide. There are no residential users. The enclosure will be a chain link fence and six feet high, and the base is concrete.

On Motion of Mr. Sjunneemark, and seconded by Mr. Mendes, the Application for a dumpster enclosure permit was approved.

Vote:

Ayes: Sjunneemark, Mendes, Ianniello, Wexler, Sterk

Nays: None

**3. 657 MAMARONECK AVE. –Dumpster Enclosure**

No appearance.

**4. 204 ROCKLAND AVE., ANGELO & JOEY’S AUTO BODY –Dumpster Enclosure**

Mr. Arthur Wexler appeared for Angelo & Joey’s Auto Body. The dumpster is being moved to a location where it does not require a variance. It will be positioned about eight feet from the property line. The dumpster is five feet high. The enclosure will be a wooden stockade fence. The fence will not be painted. Mr. Arthur Wexler said that there will not be a top on the enclosure as it will be too heavy to lift. Mr. Sterk suggested putting plants around it for screening. He agreed to add screening.

On Motion of Mr. Ianniello, and seconded by Mr. Mendes, the Application for a dumpster enclosure permit was approved.

Vote:

Ayes: Sjunneemark, Mendes, Ianniello, Wexler, Sterk

Nays: None

**5. 428 PALMER AVE. –Dumpster Enclosure**

Ms. Virginia O’Connor appeared for a dumpster enclosure permit. She said the dumpster will be used to dispose of trash and garbage. The dumpster is visible from the apartments. She said that it will be enclosed on three sides and on the fourth side is fencing. There is a gate to open when disposing of garbage.

Mr. Sterk asked if she owns the building, She answered yes.

Mr. Sjunneemark moved to approve the Application for a dumpster enclosure permit, seconded by Mr. Mendes.

Vote:

Ayes: Sjunneemark, Ianniello, Mendes, Wexler, Sterk

Nays: None

**6. 233 HALSTEAD AVE.-NEW CINGULAR WIRELESS – Modification to upgrade AT&T’s existing wireless telecommunication facility on roof of 233 Halstead Ave. Set Public Hearing.**

Ms. Lucia Chiochio of Cuddy Feder law office appeared seeking a public hearing for an upgrade to AT & T’s existing wireless telecommunication services. Remote radio heads are

to be installed. There will be two antennas per sector. She said that the service will be enhanced.

Mr. Sterk inquired about the visual size of the project. Ms. Chiochio said that it is no larger than what is already there.

Mr. Sterk inquired if other carriers will be doing similar work. She said yes.

She noted that there is no change in power output. Also, there will be no visual impact. The new, small antennas are part of the upgrade. They will not be any heavier than what currently exists.

Mr. Mendes inquired about new frequencies. Ms. Chiochio said it will be the same.

Mr. Steinman addressed a few items as follows:

He noted that the Wireless Provision by the property owner is not signed. A public hearing needs to be scheduled. Recertification is required every five years, and the last date recorded was in 2004. He posed the question to the Board if they want to hire a consultant to review the project. He said that the Planning Board needs to make that decision. Mr. Sjunneberg said that he does not believe a consultant should be hired as AT & T is a reputable organization. Mr. Wexler believes it is in the Village's best interest to get a consultant's report for 'piece of mind'. Mr. Sterk, Mr. Ianniello and Mr. Mendes also did not support hiring a consultant.

Mr. Ianniello moved to declare this a Type 2 Action under SEQRA, seconded by Mr. Mendes.

Vote:

Ayes: Ianniello, Mendes, Sjunneberg, Wexler, Sterk

Nays: None

Mr. Sterk asked that she return on July 13 for the public hearing.

### **OLD BUSINESS:**

#### **1. 660 BARRYMORE LANE –PIERRE MAUGUE- Wetland Permit- 2-story addition in rear yard within 100 ft. wetland buffer.**

This is a continuation of last month's meeting. Mr. Paul Milliot said they have reduced the incursion into the buffer. The family room has been scaled back. They are now 141 square feet into the buffer and were 557 square feet into the buffer on the earlier plan. The south corner of the terrace is being removed and returned to grass. The screened porch will now be a screened deck. He said that the fireplace is internalized. The existing stone patio is being removed and replaced with landscaping leading to the house.

Mr. Sjunneemark said he is satisfied with the revisions. Mr. Mendes also is in agreement with the changes. Mr. Wexler said that some of his concerns have been satisfied. He addressed the circle and driveway.

Mr. Milliot said that the owners prefer pavers and even though it is more costly, that is their preference. He said that porous pavers will work better. Mr. Wexler said that gravel is a better choice for residential use, and that many of the large properties in Mamaroneck have gravel driveways. Mr. Sjunneemark said that gravel has a tendency to become compacted.

Mr. Sjunneemark then asked how the owners get out of their driveway. Mr. Milliot said that they back out. Mr. Wexler said that they, or their visitors, can park on the road. Mr. Milliot said that the curb on Barrymore is awkward and is not that easy to park in the road. They are on a cul de sac. He said the goal of the circle is to create a public arrival point.

Mr. Natchez said that the driveway is not in the buffer. He added that he is not doing a site plan review but applying for a wetland permit.

Mr. Sterk said that the contours of the house are good. Mr. Sjunneemark agreed. Mr. Sterk then said that the storm water management is still outstanding and that needs to be finalized. Mr. Furey will need to approve it before the wetland permit can be approved.

Mr. Milliot questioned the SEQRA determination. Mr. Steinman said it is a Type 2 action.

Mr. Ianniello moved to declare this a Type 2 Action under SEQRA, seconded by Mr. Mendes.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

Mr. Natchez said that he will return at the next scheduled meeting.

## **2. MAMARONECK BEACH & YACHT CLUB – Informal discussion on parking.**

Mr. Sterk recused himself. Mr. Wexler chaired.

Mr. Noto appeared on behalf of Mamaroneck Beach & Yacht Club. He said that the Board of Appeals adopted a Resolution affecting the club's parking. Fifty percent of parking that is required to be paved is not paved. When it was approved last year, it was not compliant, he said. The Zoning Board found gravel spaces unacceptable. Mr. Noto said the Planning Board took the position not to pave, and recommended gravel. Eight spaces now need to be paved.

Mr. Greg DeAngelis, architect, said that 232 spaces are required.

He proposed two options as follows:

Plan A Pave eight new spaces

Plan B – Pave the marina lot

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The Board agreed that Plan A is preferred.

The architect said that the zoning board requires the new spaces to be asphalt or concrete. Each space is 9” by 19”. He presented a drawing for discussion. He said that three spaces can be added by the tennis court and boat house. Three spaces can be added in front of the clubhouse and they will not block the entrance, he assured. Two spaces can be added in the courtyard of the tennis building, and used by staff. He said that the doors on the building swing in.

Mr. Noto said that the Club will not be using all the spaces. There are speed bumps that slow down the traffic. Staff lives in the carriage house during the summer season. There is a path along the beach and the parking lots do not have to be used exclusively to walk around the club grounds.

Mr. Noto said that cars mostly park in the main lot. He believes that the Club is used more at night time for events and activities.

Mr. Noto said that a public meeting needs to be scheduled. He plans to return next month, and added that an amended site plan does not require a notice.

Regarding the parking spaces in front of the clubhouse, Mr. Mendes said that he does not favor parking directly in front of the clubhouse.

Ms. Favate said that BFJ Planning will need full details for their review on the proposed new parking spaces.

Mr. Sjunneemark asked if anyone has comments.

Attorney Stephen Kass came forward. He said that the site plan that was approved, was not compliant. Therefore, there was never an approved site plan. Eleven spaces were lacking. He said that the proposed eight additional paved spaces will not resolve it. Buildings are too large and therefore that has impacted what could have been parking areas. Mr. Natchez came forward and stated that the Club, in his opinion, is busy throughout the day and evening for events, parties, luncheons, etc. Mr. Natchez then said that the Board needs to determine the best way to proceed before the next scheduled meeting on this matter.

## **ADJOURNMENT**

There being no other business, and on Motion of Mr. Sjunneemark, and seconded by Mr. Mendes, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Anne Hohlweck  
Recording Secretary

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