

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on July 27, 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
Hugh Greechan, Engineering Consultant

CALL TO ORDER

Mr. Sterk called to order the Regular Meeting at 7:15 p.m.

NEW BUSINESS:

1. 531 FAYETTE AVE., ETRE REALTY –Dumpster Permit

No appearance.

2. 946 EAST BOSTON POST ROAD –Dumpster Permit

Ms. Maria Ceccacci appeared for a dumpster enclosure permit. She stated that the Getty gas station at this address received a violation notice. The dumpster will not be visible from the street. The enclosure will be a dark green chain link fence with slats. Height is six feet. The dumpster will be put on a concrete slab.

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

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Sterk

Nays: None

3. 660 BARRYMORE LANE-Pat & Pierre Mauge – Wetland Permit -2-story residential addition in rear yard.

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING

Mr. Dan Natchez and Mr. Paul Milliot of Daniel S. Natchez and Associates appeared for the Applicant. Eric Abraham, project manager, Comstock Contracting, LLC also was present. Mr. Natchez stated that the site plan was resubmitted, and there are no significant changes. The roof leaders will drain into a drywell. The CULTEC system will be reduced. A six-inch pipe is being brought up to the forefront. No permits are necessary. The fill placements will take one to three months in settling time.

Mr. Sterk asked Mr. Greechan if he reviewed the plan. He answered yes.

Mr. Sterk asked if there are 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, Sterk

Nays: None

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

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Sterk

Nays: None

Mr. Sjunneemark moved to approve the Application with the conditions that prior to the placement of the CULTEC system, the infiltration rates and depth to ground water be certified by a professional engineer; and subject to the approval of the village engineer; and approval of Resolution, seconded by Mr. Mendes.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Sterk

Nays: None

4. Approval of Minutes

To be reviewed at next meeting.

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING

APPROVAL OF RESOLUTIONS

5. 1301 FLAGLER DRIVE-Anne & Davis Fass – Wetland Permit -Final review of Resolution

Mr. Natchez said that the wetland setbacks are on the plan, and have been reviewed by Mr. Winter. He said that there is an unused retaining wall in place to control sediment and erosion.

Mr. Greechan stated that he reviewed the Resolution. Mr. Sterk asked Mr. Greechan if there are any amendments to the Resolution. He said no.

The following Resolution was approved and is included as a reference.

RESOLUTION VILLAGE OF MAMARONECK PLANNING BOARD Adopted July 27, 2011

RE: Anne & Davis Fass 1301 Flagler Drive – Resolution of Wetland Permit Approval

After due discussion and deliberation, on motion by Mr. Sjunneemark, seconded by Mr. Ianniello and carried, the following resolution was adopted:

WHEREAS, on June 28, 2011, Anne and Davis Fass, the “Applicant,” (all references to which shall include and be binding upon the Applicant’s successors and/or assigns) submitted to the Village of Mamaroneck Planning Board (“Planning Board”) an Application with accompanying documentation, seeking wetland permit approval (“Application”) from the Planning Board; and

WHEREAS, the Applicant, located at 1301 Flagler Drive, operates within the R-20 Residential District; and

WHEREAS, the Applicant proposed to renovate the existing residence with various additions to the front and rear of the structure and with the removal of the existing most seaward portion of the house, resulting in a reduction of approximately 14 linear feet from the current house’s intrusion into the 100-foot wetland buffer area and a net reduction of approximately 67 square feet of total impervious surfaces within the 100-foot wetland buffer; as well as a reconfiguration of the driveway and various walkways and installation of a new stormwater system, and these and other associated improvements are illustrated on the following set of plans as submitted and subsequently revised by the Applicant which form a part of the Application:

**UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING**

1. Sheet CS-1.0 "Site Plan, Zoning Calculations General Notes," Sheet D-1.1 "Proposed First Floor Demolition Plan," Sheet D-1.2 "Proposed Second Floor Demolition Plan," Sheet A-1.1 "Proposed First Floor Plan," Sheet A-1.2 "Proposed Second Floor Plan," Sheet A-1.3 "Proposed Roof Plan," Sheet A-2.0 "Exterior Elevation," and Sheet A-2.1 "Exterior Elevation," prepared by Robert Keller/Architect dated May 24, 2011;
2. Sheet SD-01 "Vicinity Map, Drawing Index & Based Upens," Sheet SD-02 "Existing Conditions and Sediment & Erosion Control Site Plan," and Sheet SD-03 "Proposed Conditions & Stormwater Control Site Plan," prepared by Lemond and Associates dated June 24, 2011;
3. Coastal Assessment Form "(CAF)" dated June 23, 2011.
4. Property deed and list of adjacent property owners within 100 feet.

WHEREAS, in support of its Application, the Applicant also submitted a Long-Form Environmental Assessment Form ("EAF") pursuant to the State Environmental Quality Review Act ["SEQRA"(6 NYCRR Part 617)] dated June 23, 2011; and

WHEREAS, the Planning Board is familiar with the Property and all aspects of the proposed action and has been satisfied that the proposed development will conform to the requirements of the Village Code; and

WHEREAS, the Planning Board has carefully examined the Application and received comments and recommendations from the Village's Planning Consultant and the Planning Board's Attorney regarding SEQRA and consistency with the Village LWRP; and

WHEREAS, the Building Inspector, in his capacity as Stormwater Management Officer ("SMO") under the provisions of Section 294-6 of the Village Code, confirmed in a memo dated July 13, 2011, that the proposed Project is in compliance with the Village's Stormwater Law (Chapter 294) and would result in an overall improvement to stormwater management on the site; and

WHEREAS, the Village's Landscaping Consultant confirmed in a memo dated July 13, 2011, that the proposed landscaping and plant material for the Project is appropriate, and

WHEREAS, a duly advertised public hearing was held on the application for a tidal wetlands permit on July 13, 2011, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, on July 13, 2011, on motion by Mr. Sjunneemark, seconded by Mr. Wexler and carried, the public hearing on the tidal wetland permit application was closed; and

WHEREAS, in granting a tidal wetlands permit under the Village's Wetlands law, the Planning Board has determined that the standards and criteria set forth in Section 192-14 E have been satisfied; and

**UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING**

WHEREAS, the Planning Board determined on July 13, 2011, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (9); and

WHEREAS, the Planning Board determined on July 13, 2011, that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to §240 of the Village Code.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby grants all requested approvals to the Project subject to the following condition:
 - (a) The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application.
 - (b) The Applicant shall forward a copy of the CAF to the Harbor and Coastal Zone Management Commission (HCZMC), pursuant to the provisions of Section 240-28 (B) of the Village Code.
2. When the above condition has been satisfied, two (2) sets of the above-referenced plans illustrating the approved conditions shall be submitted for the endorsement of the Planning Board Chairman. One (1) set of the endorsed plans will be returned to the Applicant, and one (1) set will be provided to the Village Building Inspector. Prior to issuance of a certificate of occupancy, the Building Department will verify that the "as-built" conditions conform to the final approved wetland permit.

VOTE: Ayes: Mendes, Sjunneemark, Sterk, Ianniello
Nays: None
Abstain: None

PLANNING BOARD
Village of Mamaroneck

Date: July 27, 2011

Stewart Sterk, Chairman

6. 233 HALSTEAD AVE. –AT & T – Review of Final Resolution

The following Resolution was approved and is included as a reference.

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING

RESOLUTION
VILLAGE OF MAMARONECK PLANNING BOARD
Adopted July 27, 2011

RE: AT&T Wireless 233 Halstead Avenue – Resolution of Special Permit Approval

After due discussion and deliberation, on motion by Mr. Sjunneemark, seconded by Mr. Mendes and carried, the following resolution was adopted:

WHEREAS, on May 17, 2011, New Cingular Wireless PCS, LLC, the “Applicant,” (all references to which shall include and be binding upon the Applicant’s successors and/or assigns) submitted to the Village of Mamaroneck Planning Board (“Planning Board”) an Application with accompanying documentation, seeking special permit approval (“Application”) from the Planning Board subject to the provisions of Chapter 342, Article XVII (Wireless Telecommunications Facilities) of the Village Code; and

WHEREAS, the Applicant, located at 233 Halstead Avenue, operates within the RM-SC Multiple Residence-Senior Citizen District; and

WHEREAS, a special permit for the existing rooftop wireless telecommunications facility was approved by the Planning Board on July 22, 2004, and the Applicant is seeking extension of that special permit; and

WHEREAS, the Applicant proposes to upgrade the existing AT&T wireless telecommunications facility located on the roof of the building at 233 Halstead Avenue, and this upgrade is described and illustrated on the following set of plans as submitted and subsequently revised by the Applicant which form a part of the Application:

1. Sheet T01 “Title Sheet,” Sheet Z01 “Roof Plan and General Notes,” Sheet Z02 “Equipment Plan and Notes,” Sheet Z03 “Building Elevations, Antenna and Antenna Mounting Detail,” Sheet Z04 “Remote Radio Head Mounting Details,” and Sheet Z05 “RRH Details and Specs,” prepared by URS Corporation dated January 31, 2011;
2. “RF Exposure Analysis for Proposed New Cingular Wireless PCS LLC (AT&T) Antenna Facility,” prepared by Bernard Morgan, Senior RF Engineer, Bechtel Communications, Inc. dated March 24, 2011;

WHEREAS, the Applicant also sought renewal of the existing special permit for the current rooftop wireless telecommunications facility; and

WHEREAS, in support of its Application, the Applicant also submitted a Coastal Assessment Form (“CAF”) pursuant to Local Law No. 30-1984 dated April 13, 2011; and

**UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14, 2011 MEETING**

WHEREAS, the Planning Board is familiar with the Property and all aspects of the proposed action and has been satisfied that the proposed development will conform to the requirements of the Village Code; and

WHEREAS, the Planning Board has carefully examined the Application and received comments and recommendations from the Village's Planning Consultant and the Planning Board's Attorney; and

WHEREAS, the Planning Board has considered impact issues of visual aesthetics and compliance with Federal Communications Commission emission standards; and

WHEREAS, a duly advertised public hearing was held on the application for a special permit on July 13, 2011, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, on July 13, 2011, on motion by Mr. Sjunneberg, seconded by Mr. Wexler and carried, the public hearing on the special permit application was closed; and

WHEREAS, in granting a special permit under the Village's Wireless Telecommunications Facilities law, the Planning Board has determined that the standards and criteria set forth in Article XVII of Section 342 have been satisfied; and

WHEREAS, the Planning Board determined on July 13, 2011, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (7); and

WHEREAS, the Planning Board determined on July 13, 2011, that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to §240 of the Village Code.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby grants all requested approvals to the Project subject to the following conditions:
 - (a) The Applicant's request for a waiver from the requirement for future periodic renewal of its special permit is denied.
 - (b) The Applicant's request for a waiver from the requirement for annual certification of compliance with FCC emissions standards is denied.

**UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14, 2011 MEETING**

- (c) The Applicant shall, subject to completion of the installation of the proposed wireless telecommunications facility, submit to the Building Department a certification of compliance with FCC emissions standards.
 - (d) The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application.
2. When the above conditions have been satisfied, two (2) sets of the above-referenced plans illustrating the approved conditions shall be submitted for the endorsement of the Planning Board Chairman. One (1) set of the endorsed plans will be returned to the Applicant, and one (1) set will be provided to the Village Building Inspector. Prior to issuance of a certificate of occupancy, the Building Department will verify that the “as-built” conditions conform to the final approved site plan.
3. Except as otherwise expressly amended herein, the July 22, 2004, resolution of special permit approval shall remain in full force and effect.

VOTE: Ayes: Mendes, Sjunneemark, Sterk
Nays: None
Abstain: Ianiello

PLANNING BOARD
Village of Mamaroneck

Date: July 27, 2011

Stewart Sterk, Chairman

7. 1025 RUSHMORE AVE. -ORIENTA BEACH CLUB- Replace existing chain link gate and chain with automated gate. Extension of previously approved site plan.

Mr. Sjunneemark recused himself.

Mr. Daniel S. Natchez and Mr. Paul Milliot appeared for the Applicant. Mr. Natchez stated that an automated gate needs to be installed, and the work should be done soon.

Mr. Steinman stated that the site plan expired two and one-half years ago, and a retroactive extension is what is being sought. Mr. Milliot said that there was a lapse in time due to funding. The gate will be put on at the corner of Walton Avenue. Parking will be moved closer to the clubhouse. Mr. Steinman asked if there have been any changes. Ms. Favate stated that in 2010 the storm water management law had changes. Mr. Milliot stated that the changes will not affect this application.

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING

Mr. Mendes inquired if Phase I of this project got a COO. Mr. Milliot said yes. Mr. Milliot then said Phase II was put on hold. He said this application is for the gate, and an extension of the site plan. An automatic gate was not put on the original plan and the plan is being amended to add it.

Mr. Sterk said the Board is agreeable to granting an extension, and approving the gate. Mr. Ianniello said that an engineer should review the storm water drainage, and it should be included in the Resolution.

Mr. Natchez said that a site plan extension was anticipated and a five-year approval was requested originally. He said that a site plan is normally not longer than a two-year period.

Mr. Mendes moved to close the public hearing, seconded by Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sterk

Nays: None

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

Vote:

Ayes: Ianniello, Mendes, Sterk

Nays: None

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

Vote:

Ayes: Ianniello, Mendes, Sterk

Nays: None

Mr. Ianniello moved to approve the Application for a retroactive extension to the original site plan for an additional two years from today's date, and for the installation of a gate; and subject to storm water management brought up to current standards, and any other Village laws in effect; and a Resolution to be approved at the September 14 meeting, seconded by Mr. Mendes.

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14, 2011 MEETING

Vote:

Ayes: Ianniello, Mendes, Sterk

Nays: None

Mr. Steinman stated that the gate cannot be put up until the Resolution is approved.

**8. PINE STREET –Josephine Mezzomo-Cappetta, Inc. (contract vendee)-
proposed single family residence, and storm water management.**

Mr. Fred Fillipino, architect, appeared for the Applicant. He stated that there is a history of storm water problems on Pine Street. A previous village engineer was involved with the design concept to get the application approved. There is an easement on the lot behind. Mr. Steinman noted that the existing easement is not recorded.

Mr. Fillipino said that there are dry wells in the back for storm water management. Pine Street still ponds. Mr. Sterk asked Mr. Greechan if the adequacy of the street is an issue. He said yes. An eight-inch pipe was put in to manage the drainage. Mr. Steinman said that there are issues still with the entire length of the street. The house is “as of right” and is not before the Board.

Mr. Schneider, 229 Melbourne Street, said that his backyard catches water from Pine Street. Walnut Street also takes on the overflow of water, which then flows onto Beach Avenue. Grading of Pine Street is directed toward Melbourne Street.

Mr. Wexler arrived late.

Mr. Sterk asked for public comments.

Mr. Tony Weiner, 203 Beach Avenue, said that Pine Street ground is in the wetlands. The PERC test did not pass, and should be repeated. He stated that the house does not have a COO, and the house has an involved history.

Mr. Tiekert, 130 Beach Avenue, said that the site plan does not apply to single family residences. § 342.75 (a) excludes one and two family dwellings. He stated that Mr. Winter said Pine Street is not compliant. The application is incomplete.

Mr. Sterk stated that storm water management issues need to be resolved first.

**9. 818 THE CRESCENT –June & Richard Ottinger-Wetland Permit to
strengthen seawall.**

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING

Mr. Sterk stated that he received a number of submissions. He also received a report from Mr. Winter. The wall being taller than represented on the plan is not problematic. There are no violations.

Mr. Sjunneemark said he is satisfied, and the wall does need to be strengthened. He noted that the seawall is a separate matter from the house.

Mr. Mendes stated that there are no outstanding building department issues or violations and is satisfied.

Mr. Wexler also approved the stabilization of the seawall.

Mr. Ianniello addressed the tie backs, and questioned if this issue is relevant.

Mr. Sterk went on to say that the full CAF was submitted. The Office of General Services has not submitted in writing any objections. Mr. Winter had commented at an earlier meeting that the building permit remained opened to allow for this work.

Ms. Favate remarked that the stabilizing the seawall will have no negative impact and is consistent with land use regulations. It is a Type II Action. The proposed work is reasonable and necessary, and there is no other realistic alternative. The application is consistent with the wetland law.

Mr. Steinman stated that the fill and grading is consistent with FEMA's guidelines. The seawall improvement will not have any adverse affects on adjacent properties. He said that the Board is not taking a position on mapping or re-mapping.

On Motion of Mr. Sjunneemark the proposed action has been determined to be consistent with the LWRP, seconded by Mr. Mendes.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

On Motion of Mr. Ianniello, and seconded by Mr. Sjunneemark, the Application is approved as submitted subject to the preparation of a final written resolution of approval.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

**UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING**

PUBLIC HEARINGS ON WETLANDS

1. 1058 COVE ROAD- David & Kelly Wenstrup-Proposed in-ground pool, spa pool barrier fence.

Mr. Sean Jancski, landscape architect, appeared for the Applicant. He stated that he received a BAR approval for the pool and spa. The patio will be blue stone. A small green garden, small shrubs and a few trees will be added. The property is well screened. The architect said that the pool is an infinity edge pool that serves as a retaining wall. Re-grading is limited around the structure of the pool.

Mr. Sterk inquired about the incursion into the wetland buffer. The architect said that the pool is twenty feet by forty-six feet. The ledge rock is the issue, and will be a large expense to blast. Mr. Sterk said to consider reducing the size of the patio by pulling it back ten feet and then reducing it by ten feet, and rotate the pool. The architect said the Applicant wants to maintain the existing patio. Mr. Sterk said that the pool can be moved up ten feet up closer to the rocks. Mr. Wexler suggested shortening the parking area. The architect said that the driveway is already tight.

Mr. Sterk said that the buffer is disappearing with this plan. The plan needs to be redrawn.

Mr. Sjunneemark noted that this is a Type II Action under SEQRA.

Mr. Steinman suggested adding a rain garden and to include it on the landscaping plan.

Mr. Sterk asked that they return in September.

2. 1240 FLAGLER DRIVE - Ira & Diane Millstein – minor site work, drainage and maintenance of existing seawall. Public Hearing.

And,

3. 1250 FLAGLER DRIVE – Ira Millstein –drainage system site work, maintenance of seawall.

Mr. Dan Natchez and Mr. Paul Milliot appeared for the Applicants who also were present. He asked if the two matters can be discussed jointly. The Board had no objection.

Mr. Natchez said that the two properties are two separate lots. 1250 Flagler Drive had a previous approval to keep separate. 1240 Flagler Drive is a developed parcel. He said the Applicants are stabilizing the seawall. There is a compliant fence between the two

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING

properties. Pool is compliant. Both properties are being maintained should ownership change. There is a berm and swale on #1240 to prevent water going onto #1250.

Mr. Natchez continued and said the grading was changed on #1250. New drains were installed. Additional trees are to be planted. All criteria have been met. Wetland permits are required for both properties.

Mr. Steinman inquired who signed off on the Swiff. Mr. Natchez said Mr. Winter. He added that the property is stabilized.

Mr. Sterk said they will approve but three or more members need to attend a meeting before September to adopt a Resolution. The village engineer will review as well. The site has a stop work order from the building department. No violations were issued. Mr. Sterk asked if the stop work order was lifted. Mr. Steinman answered no. Mr. Wexler commented that it is better to do the work now. An issue with #1240 is that the berm with French drain has not been installed. There are no infiltrators on #1250. Mr. Milliot commented that the impervious surface is being decreased and the storm water issues are being improved. He mentioned that neighbors have complained.

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

Mr. Ianniello moved to close the public hearing, seconded by Mr. Sjunneemark.

Vote:

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

1240 Flagler Drive

Mr. Sjunneemark moved to declare this a Type II Action under SEQRA, seconded Mr. Ianniello.

Vote:

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

On Motion of Mr. Wexler, the proposed actions have been determined to be consistent with the Local Waterfront Revitalization Program (LWRP), and per memoranda submitted by Mr. John Winter and Ms. Susan Favate, seconded by Mr. Mendes.

Vote:

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

**UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14,2011 MEETING**

Mr. Sjunneemark moved to approve the Application for a Wetland Permit for 1240 Flagler Drive, subject to review by the village engineer for storm water calculations, and approval of the Resolution, seconded by Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

1250 Flagler Drive

Mr. Sjunneemark moved to declare this a Type II Action under SEQRA, seconded Mr. Ianniello.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

On Motion of Mr. Wexler, the proposed actions have been determined to be consistent with the Local Waterfront Revitalization Program (LWRP), and per memoranda submitted by Mr. John Winter and Ms. Susan Favate, seconded by Mr. Mendes.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

Mr. Wexler moved to approve the Application for a Wetland Permit for 1250 Flagler Drive subject to review by the village engineer for storm water calculations, and subject to approval of the Resolution, seconded by Mr. Mendes.

Vote:

Ayes: Ianniello, Mendes, Sjunneemark, Wexler, Sterk

Nays: None

OLD BUSINESS:

1. MAMARONECK BEACH & YACHT CLUB –Revised parking site plan per ZBA Resolution

Adjourned.

UNAPPROVED, NON-FINAL AND POTENTIALLY INCOMPLETE DRAFT
MINUTES SUBJECT TO CHANGE WHEN REVIEWED AND FINALLY ADOPTED BY
THE PLANNING BOARD AT ITS SEPTEMBER 14, 2011 MEETING

In closing, the Board agreed to meet on Monday, August 8 at 7:00 p.m. to approve the Resolutions for 1240 & 1250 Flagler Drive, and 660 Barrymore Lane, and to adopt a Resolution for 1025 Rushmore Avenue.

ADJOURNMENT

There being no other business, and on Motion of Mr. Sjunneemark, and seconded by Mr. Mendes, the meeting was adjourned at 9:51 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary