

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on June 13, 2012. 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: Michael Ianniello, Chairman; Lou Mendes,
Ingemar Sjunneemark, Stewart Sterk, Lee Wexler
Hugh Greechan, Engineering Consultant
Lester Steinman, Esq., Legal Consultant
Susan Favate, BFJ Planning

CALL TO ORDER

Mr. Ianniello called to order the Regular Meeting at 7:02 p.m.

1. APPROVAL OF MINUTES

On Motion of Mr. Sterk, seconded by Mr. Wexler, the May 23, 2012 Planning Board Minutes were approved.

Vote:

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

FRENCH AMERICAN SCHOOL AT:

2. 545 FENIMORE RD.- Special Permit and Site Plan Review, and dumpster enclosure; and

3. 300 WAVERLY AVE. – Special Permit and Site Plan Review, and dumpster enclosure. Continuation of Public Hearing

David Cooper, Esq., Zarin & Steinmetz, appeared for the applicant. He stated that there will not be a walkway through the parking area. He noted that there is a path that goes around the tank and noted that the tank cannot be moved.

Mr. Cooper said one parking space will be removed at 545 Fenimore Road. A mountable curb will be used on the Waverly Avenue curb cut as recommended. The bus drop-off area is being moved. He said that they are seeking two dumpster enclosure permits. A variance is required for the parking spaces that will be coned off at 300 Waverly Avenue.

Mr. Cooper said that they plan to go before the Zoning Board in July. He requested that the Planning Board submit a written referral letter to the Zoning Board of Appeals. The Board agreed to the request.

Mr. Cooper addressed the fencing and said that they prefer to keep chain link fencing as aluminum fencing will be twice as costly. Also, there will be maintenance and repair costs associated with aluminum fencing. He said that approximately 300 linear feet of fencing is needed. Mr. Sterk noted that aluminum fencing will cost approximately \$3300 more than chain link fencing. Mr. Wexler and Mr. Sjunneemark both agreed that aluminum fencing is an unnecessary expense. Mr. Cooper said that the wheel stops that are in place are not properly positioned and need to be re-spaced, and new wheel stops will be added where necessary.

Mr. Sjunneemark inquired about the dumpster enclosure. Mr. Messinger presented a sketch and said that it will be a black chain link fence with black PVC slats.

Mr. Greechan said that when making a left turn into the Waverly Avenue lot the opening should be 18 feet wide for a bus to safely maneuver the turn.

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

Vote:

Ayes: Mendes, Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

On motion of Mr. Sjunneemark, seconded by Mr. Sterk, the Application for a Special Permit, Site Plan review, and two dumpster enclosure permits, one at 300 Waverly Avenue and the second at 545 Fenimore Road, was approved with the conditions that the curb cut at Waverly Avenue have an 18 foot opening to allow for busses to enter and exit the lot safely; the dumpster enclosures, one at each location, will be a black chain link fence with black PVC slats; and the estimated 300 linear feet of property fencing will be chain link fencing; and a Master Site Plan is to be included in all files.

Vote:

Ayes: Mendes, Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

4. 640 EAST BOSTON POST RD.-HARBOR STEAKHOUSE-Amend site plan to expand outdoor dining.

Paul Noto, Esq., appeared for the applicant for an amended site plan. He said there will be 38 seats located in the corner of the parking lot for outdoor dining. Mr. Noto said that the Zoning Board granted a parking variance. Also, drainage improvement is a part of this project.

The architect, Gregg DeAngelis, said that the build out will be at the corner of the Boston Post Road and Barry Avenue. The platform will be eight inches off grade. He said there will be brick piers around the perimeter, and aluminum powder-coated railings will be used. The architect said small light fixtures will have 18-watt xenon lamps. He remarked that no additional lighting will be added. The landscaping has a large grassy area. Year-round plantings, such as Winterberry or Mountain Laurel, will be used to screen the seating area. He noted that the seating capacity will increase, and the number of parking spaces will decrease. Mr. DeAngelis said that there will be a reduction in the amount of impervious surface.

Mr. Noto said that the Zoning Board imposed a condition that the outdoor dining area be closed by 11:00 p.m. Mr. DeAngelis added that the outdoor dining area will be used during the warm weather months only.

Mr. Wexler inquired about trees. Ms. Oakley said that there should be more street trees, such as Maple or Ginkgo, and spaced twenty feet apart.

Mr. Ianniello noted that a complete lighting plan needs to be submitted. Mr. DeAngelis said that there will be approximately seventeen lights. Every pier will have lighting, and he stated that they will not be lit in the winter.

Mr. Ianniello recommended that the architect and Ms. Oakley work together on a landscaping plan. The architect was agreeable.

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

Vote:

Ayes: Mendes, Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

Mr. Phil Horner, 129 Beach Avenue, asked to be heard on the proposed work. The Board agreed.

Mr. Horner said that his back yard abuts the parking lot and his yard gets the overflow of water. Mr. DeAngelis said that pipes are being installed to improve the drainage. Mr. Greechan noted that this will be a condition of approval. Mr. Horner said that the pipes need to be installed before the platform is built.

Ms. Sarene Shamus, owner, came forward and said that the drainage project is out to bid and the drainage work will precede the installation of the patio. Mr. Ianniello said that no building permit will be issued until the drainage project is completed.

Mr. Musiel, 192 North Barry Avenue, came forward and raised concerns about noise. He said that the previous restaurant at this location was noisy, abusive language was used, and deliveries were made in the early hours of the morning that woke him up.

Mr. Ianniello said that no early morning deliveries will be made, and this will be a condition of approval. Mr. Chanafing, restaurateur, said that no one will be at the restaurant before 10 a.m. and if a delivery is attempted early in the morning, there will be no one on site to accept the delivery.

Mr. Ianniello requested that the landscaping plan and drainage plan be finalized, and to add the lighting fixtures on the drawing, and to return on June 27, the next Planning Board meeting.

Mr. Wexler was excused from the meeting at 8:05 p.m.

Mr. Steinman requested at 8:07 p.m. that the Board go into executive session to discuss pending litigation on the drainage project on Pine Street and Beach Avenue.

The meeting reconvened at 8:20 p.m.

5. 0 PINE STREET – Determination of suitability of approval of Pine Street.

Mr. Dominick Brescia, representing Gerald Cappetta, requested that the building permit be released. He said the applicant and the Village of Mamaroneck are in agreement on a plan to resolve the drainage problems on Pine Street. The engineering plan has been submitted for the roadway. Mr. Brescia said they are prepared to give a bond or cash to guarantee that the work will be completed.

Ms. Nora Lucas, 203 Beach Avenue, came forward and said the Village has not done a proper SEQRA determination. There also is a 250 year-old tree that should be preserved. She said this should be an Unlisted action, and not a Type II action.

Mr. Stuart Tiekert, 130B Beach Avenue, questioned how the house will be connected to sewers and the water supply.

Mr. Charles Morelli, 130A Beach Avenue, questioned why tax payers are footing the bill for this work. The individual(s) responsible for this action should be held financially accountable.

Mr. Mike Schneider, 229 Melbourne Avenue, said that Pine Street is a higher grade than his property and noted that his property gets the run-off water. He remarked that the empty lot absorbs water, but after it is cleared, he inquired how the water will be absorbed.

Mr. Daniel Natchez, Daniel S. Natchez and Associates, queried if Pine Street is improved or not, and who has ownership.

Mr. Ianniello said that this discussion will be continued at the next meeting.

ADJOURNMENT

There being no other business, and on motion of Mr. Sterk, seconded by Mr. Sjunnemark, the meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary