

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on May 23, 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,
Stewart Sterk, Lee Wexler
Hugh Greechan, Engineering Consultant
Lester Steinman, Esq., Legal Consultant
Susan Favate, BFJ Planning

ABSENT: Ingemar Sjunnemark

CALL TO ORDER

Mr. Ianniello called to order the Regular Meeting at 7:08 p.m.

1. APPROVAL OF MINUTES

On Motion of Mr. Sterk, seconded by Mr. Wexler, the May 9, 2012 Planning Board Minutes are approved.

Vote:

Ayes: Mendes, Sterk, Wexler, Ianniello

Nays: None

FRENCH AMERICAN SCHOOL. Continuation of Public Hearing

- 2. 545 FENIMORE RD. Special Permit and Site Plan Review; and**
- 3. 300 WAVERLY AVE. Special Permit and Site Plan Review.**

David Cooper, Esq., Zarin & Steinmetz, appeared for the applicant and stated that the plan has been updated. He said the landscaping strip on Waverly Avenue will be moved to the interior of the lot as it will not survive winter snow plowing. There will be an area allocated for the children to wait for their bus.

Mr. Graham Trelstad, Planner, stated the truck traffic study report showed light truck volume. There was approximately one truck per hour which will not conflict with peak drop-off times. He noted that there is sufficient space for trucks to come in at 545 Waverly Avenue.

Mr. Ianniello recommended that black picket fencing be used to replace the existing fence. Mr. Cooper said they will look into and report back.

Mr. Cooper said that 75 parking spaces are available of which 70 spaces are needed. There are 60 parking spaces at 300 Waverly Avenue, and 15 spaces at 545 Fenimore Road. There is a surplus of 5 spaces at Fenimore Road. Mr. Cooper said that a variance is needed for seven spaces which are four spaces for 300 Waverly Avenue and three spaces at 545 Fenimore Road. He stated that the spaces need to be legalized. Mr. Cooper mentioned that 300 Waverly Avenue parking spaces cannot be removed.

Mr. Sterk suggested eliminating spaces between 300 Waverly Avenue and 545 Fenimore Road. Mr. Messinger said that cones can be put down on spaces to be eliminated as a temporary solution, rather than using planters which could be hazardous. The cones can be put down each morning.

Mr. Wexler stated that the walkway between the buildings needs to be workable otherwise the kids will walk through the parking lot. Mr. Cooper commented that the teachers also will direct the students to use the walkway.

Mr. Messinger noted that there are two exits on the 545 Fenimore Road building for emergency purposes.

Mr. Messinger stated that the trash bins can be relocated to the corner of the lot by the existing fence which will work better.

Mr. Ianniello inquired about the bus stack up area. Mr. Mike Messinger stated that the stack up location can be changed as there is a better area within the lot.

Mr. Cooper said that the arrival prime time will be between 7:30 and 8:00 a.m., and said that an occasional car will come into the lot during the day. LA Boxing has classes at 7 a.m. and 4:15 p.m., and there will not be an inconvenience to the business.

Mr. Mendes inquired if there will be a crossing guard in the lot area during the day. Mr. Messinger answered no.

Mr. Cooper said that landscaping will be positioned where it will not affect future use.

Mr. Cooper said that the Zoning Board of Appeals and Building Inspector need to sign off. He asked that the Planning Board make a recommendation to the Zoning Board. He commented that due to the changes just discussed, they may have to wait until July to appear before the Zoning Board.

Mr. Greechan noted that the parking blocks are too close to the fence which has caused damage to the fence, and recommended moving them.

Mr. Favate said that their traffic engineer noted that the curb cut is too narrow on Fenimore Road, and recommended a mountable curb.

Mr. Sterk said that the Zoning Board and Building Inspector will interpret the code to permit the placement of cones on the designated three parking spaces, and the Zoning Board will issue the temporary variance.

Ms. Oakley remarked that the landscape plan is good. She said the selection of trees, groundcover, etc. are all good choices, and the neighborhood will benefit from this change.

Mr. Wexler addressed the retaining wall. Mr. Messinger said that the wall will be removed.

Mr. Ianniello stated that the Public Hearing will be continued.

Mr. Ianniello said a Resolution will be prepared for the Zoning Board. He then requested that an updated plan be sent to Ms. Favate within the next few days so that any open issues can be resolved before the next Planning Board meeting on June 13.

APPROVAL RESOLUTIONS

4. 325 EAST BOSTON POST RD.

The Resolution was approved and is included as follows:

RESOLUTION
VILLAGE OF MAMARONECK PLANNING BOARD
Adopted May 23, 2012

RE: 325 East Boston Post Road – Resolution of Wetland Permit Approval

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

WHEREAS, on March 25, 2012, Chris Dixon, 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 represents the Orienta Yacht Club, located at 325 East Boston Post Road, within the MC-2 Marine Commercial District; and

WHEREAS, the Applicant proposed to replace an existing asphalt area with a concrete slab, including construction of a drainage trough, and to relocate an existing flagpole, with no increase in impervious surfaces on the site, and this proposal (“Project”) 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. Drawing #101.00 "Plan View," Drawing #102.00 "Reinforcement Steel Schedules and Details," Drawing #103.00 "Slab Construction Join/Curb and Drain Trough Section Detail," and Drawing #104.00 "Launch Wall Rehabilitation," prepared by PCS Engineering, dated November 28, 2011;
2. Coastal Assessment Form ("CAF") dated May 9, 2012, and submitted pursuant to Local Law No. 30-1984;
3. Short-Form Environmental Assessment Form ("EAF") dated May 9, 2012; 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 as summarized in a memo dated May 7, 2012; from the Village's Engineering Consultant as summarized in a memo dated May 8, 2012; and from the Planning Board's Attorney;

WHEREAS, the Applicant has satisfactorily addressed those comments from the Village's Consultants; and

WHEREAS, a duly advertised public hearing was held on the application for a wetland permit on May 9, 2012, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, the Planning Board determined on May 9, 2012, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (2); and

WHEREAS, the Planning Board determined on May 9, 2012, that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to Chapter 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 shall provide either: evidence of receipt of any required permit(s) from the New York State Department of Environmental Conservation ("NYSDEC"), or a written letter from the NYSDEC stating that no permit(s) are required in connection with the Project.
 - (b) 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, three (3) 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, one (1) set will be provided to the Village Building Inspector and one (1) set will be provided to the Planning Board secretary. 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.

VOTE: Ayes: Mendes, Sterk, Wexler
Nays: None
Abstain: Ianniello
Not present: Sjunneemark

PLANNING BOARD
Village of Mamaroneck

Date: May 23, 2012

Michael Ianniello, Chairman

5. 208 WEST BOSTON POST RD.

The Resolution was approved and is included as follows:

RESOLUTION
VILLAGE OF MAMARONECK PLANNING BOARD
Adopted May 23, 2012

RE: Harbor Mews 208 West Boston Post Road – Resolution of Extension of Site Plan and Special Permit Approval

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

WHEREAS, on April 25, 2012, John H. Lese Construction Management & Development Management Services, 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”) a request for a six-month extension of site plan and special permit approval for proposed infill housing located at 206 West Boston Post Road (“Property”); and

WHEREAS, the Planning Board granted site plan and special permit approval of the Applicant’s original application to construct five condominium housing units at the Property, in a resolution dated December 9, 2010; and

WHEREAS, the Planning Board made a Negative Declaration under the State Environmental Quality Review Act (SEQRA) on October 14, 2010, related to the original application; and

WHEREAS, the Village of Mamaroneck Harbor and Coastal Zone Management Commission (HCZMC) determined in a resolution dated December 2, 2010, that the original application was consistent with the Village's Local Waterfront Revitalization Program (LWRP); and

WHEREAS, the Planning Board previously granted, in a resolution dated November 16, 2011, the Applicant's request for a six-month extension of site plan and special permit approval for the Project, and that previous extension is scheduled to expire on June 9, 2012; 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 Applicant's request for extension of approvals and received comments and recommendations from the Village's Planning Consultant as summarized in a memo dated May 7, 2012, and from the Planning Board's Attorney;

WHEREAS, a duly advertised public meeting was held on the request for extension of approvals on May 9, 2012, at which time all those wishing to be heard were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

3. The Planning Board hereby grants the Applicant's request for extension of approvals subject to the following conditions:
 - (a) The extension of site plan and special permit approval will be for a period of six (6) months, and shall expire December 9, 2012.
 - (b) All conditions of the original site plan and special permit approval, as specified in the Planning Board resolution dated December 9, 2010, shall remain in effect.
 - (c) The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application.

VOTE: Ayes: Mendes, Sterk, Wexler
Nays: None
Abstain: Ianniello
Not present: Sjunneemark

PLANNING BOARD
Village of Mamaroneck

Date: May 23, 2012

Michael Ianniello, Chairman

Mr. Steinman said that he and Ms. Favate attended a Board of Trustees Work Session prior to this meeting and commented that the draft of the Resolution for Piers and Dock was well received and will be discussed at an upcoming Harbor and Coastal Zone Management Commission Work Session meeting.

ADJOURNMENT

There being no other business, and on motion of Mr. Sterk, seconded by Mr. Wexler, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary