

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on June 27, 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; Ingemar Sjunneemark, Lee Wexler
Hugh Greechan, Engineering Consultant
Lester Steinman, Esq., Legal Consultant
Susan Favate, BFJ Planning
Rob Melillo, Building Inspector

ABSENT/EXCUSED: Stewart Sterk, Lou Mendes

CALL TO ORDER

Mr. Ianniello called to order the Regular Meeting at 7:10 p.m.

1. APPROVAL OF MINUTES

On Motion of Mr. Sjunneemark, seconded by Mr. Wexler, the June 13, 2012 Planning Board Minutes were approved.

Vote:

Ayes: Sjunneemark, Wexler, Ianniello
Nays: None

2. PINE STREET- Determination of suitability of improvement of Pine Street.

Mr. Dominick Brescia appeared for the applicant and stated that the drainage plan is moving forward. He reiterated that they are in agreement with the Village of Mamaroneck on the proposed plan. The roadway will be extended 32 feet to the west, and an engineering plan was submitted. He said there will be 50 feet, 3 inches ‘as of right’ frontage.

Mr. Brescia stated that the building department needs to set an amount for the bond. Mr. Melillo said the bond amount is \$5,000.

Mr. Ianniello asked about the pitch on the back side of 0 Pine Street. Mr. Brescia said the runoff water will be directed into the new catch basin.

Mr. Greechan referred to his June 11, 2012 memorandum and said that new outlet pipes will be put into the existing drywell system. There will be an 8-inch pipe installed on Pine Street

in approximately two weeks and will function as the main storm line within Pine Street. He noted that ‘ponding’ was observed from rainfalls greater than one and one-half inches, and icing conditions were observed in cold weather.

Mr. Greechan stated that upon completion of the Beach Avenue and Pine Street Municipal Drainage Improvements Project, and the 32-foot road extension, it is his recommendation that Pine Street will be considered “suitably improved”.

Ms. Favate stated that this is a Type II action.

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

Vote:

Ayes: Sjunneemark, Wexler, Ianniello

Nays: None

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

Vote:

Ayes: Sjunneemark, Wexler, Ianniello

Nays: None

Mr. Stuart Tiekert, 130 Beach Avenue, came forward and said that issuing a building permit before work has been completed is not procedurally correct and stated that this has occurred before in the Village’s history resulting in an adversarial outcome. He said there also is an ownership issue regarding the five lots on Pine Street.

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the Application as submitted was approved with the conditions that Mr. Brescia give a \$5,000 Bond as a guarantee that the frontage work will be completed; drainage and frontage work to be completed prior to issuance of a Certificate of Occupancy; and approval of the Resolution to be reviewed at the July 11, 2012 Planning Board meeting.

RESOLUTION:

- 3. FRENCH AMERICAN SCHOOL at 545 FENIMORE RD; and**
- 4. FRENCH AMERICAN SCHOOL at 300 WAVERLY AVE.**

The Resolution was approved and included as follows:

RESOLUTION
VILLAGE OF MAMARONECK PLANNING BOARD
Adopted June 27, 2012

**RE: 545 Fenimore Road/300 Waverly Avenue (French American School of New York) –
Resolution of Site Plan Approval, Special Permit and Dumpster Enclosure Permit**

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

WHEREAS, on May 9, 2012, the French American School of New York (“FASNY”), 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 site plan approval for a proposed change of use and a special permit to allow an educational use within the M-1 zoning district (“Application”) from the Planning Board; and

WHEREAS, the Applicant initially proposed to be located at 525 Fenimore Road and 300 Waverly Avenue but is now proposed to be located at 545 Fenimore Road and 300 Waverly Avenue, within the M-1 Manufacturing District; and

WHEREAS, the Applicant proposed a change of use for two existing buildings on the site, from a vacant warehouse and private music school to eight (8) classrooms and associated facilities to accommodate no more than 120 11th and 12th grade students, plus six (6) full-time teachers and five (5) staff, 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. Sheet A0 “Site Plan Existing Conditions,” Sheet A1 “Master Site Development Plan,” Sheet A2 “Amended Site Plan 545 Fenimore Road,” Sheet A3 “Amended Site Plan 300 Waverly,” prepared by James G. Rogers Architects, as revised through June 13, 2012;
2. Sheet L-1 “Landscape Plan,” prepared by AKRF, as revised through June 4, 2012;
3. Sheet SK-1 “Trash Enclosure,” prepared by James G. Rogers Architects, dated June 5, 2012;
4. Coastal Assessment Form (“CAF”) dated May 7, 2012 and submitted pursuant to Local Law No. 30-1984;
5. Long-Form Environmental Assessment Form (“EAF”) dated February 13, 2012;
6. Expanded EAF Part 3 dated March 6, 2012; and

WHEREAS, in connection with this Application, the Applicant previously submitted a petition for a zoning text amendment to allow, by special permit granted by the Planning Board, educational uses within certain areas of the M-1 zoning district subject to certain conditions, and this petition was recommended for approval by the Planning Board in a resolution dated March 14, 2012, and granted by the Board of Trustees on April 23, 2012, pursuant to the adoption of Local Law No. 5-2012; and

WHEREAS, in connection with the petition for a zoning text change amendment, the Village of Mamaroneck Harbor and Coastal Zone Management Commission (“HCZMC”) determined that the proposed Application was consistent, to the maximum extent practicable, with the policies of the Village’s Local Waterfront Revitalization Program (“LWRP”) on April 18, 2012; and

WHEREAS, also in connection with the petition for a zoning text change amendments, the Board of Trustees issued a Negative Declaration under SEQRA on April 23, 2012; and

WHEREAS, subsequent to the granting of the zoning text change amendment, the Applicant revised the proposal to utilize the building located at 545 Fenimore Road rather than the building at 525 Fenimore Road, and in connection with that revision the HCZMC reaffirmed its prior determination of LWRP consistency in a resolution dated May 17, 2012; and

WHEREAS, the Planning Board has carefully examined the Application and received comments and recommendations from the Village Engineering Consultant as summarized in memos dated March 13, 2012; May 22, 2012; and June 8, 2012; from the Village’s Planning Consultant as summarized in memos dated February 16, 2012; March 12, 2012; April 25, 2012; May 21, 2012; and June 13, 2012; from the Village Landscaping Consultant in memos dated May 22, 2012; and June 12, 2012; and from the Planning Board’s Attorney; and

WHEREAS, a duly advertised public hearing was opened for the application on May 9, 2012, and continued on May 23, 2012, and June 13, 2012, at which time all those wishing to be heard were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby grants approval of an amended master site plan for 545 Fenimore Road/300 Waverly Avenue, individual amended site plans for both 545 Fenimore Road and 300 Waverly Avenue, dumpster enclosure permits for both 545 Fenimore Road and 300 Waverly Avenue and a special permit to operate an educational use within the M-1 zoning district pursuant to Section 342-32 (D), subject to the following conditions:
 - (a) The applicant shall secure requested parking variances from the Zoning Board of Appeals requesting relief from the side lot line “buffer” requirement for six parking spaces located along the lot line between 545 Fenimore Road and 300 Waverly Avenue, and from the requirement of the definition of a parking space that the space be “available at all hours,” and the Planning Board shall refer to the Zoning Board of Appeals a letter providing clarification on the need for these variances.
 - (b) The Applicant shall verify that the proposed entrance to the site from Waverly Avenue is 18 feet wide.
 - (c) The proposed dumpster enclosures will be chain link with black slats.

- (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, 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: Ianniello, Sjunneemark, Wexler
Nays: None
Abstain: None
Absent: Mendes, Sterk

PLANNING BOARD
Village of Mamaroneck

Date: June 27, 2012

Michael Ianniello, Chairman

ADJOURNMENT

There being no other business, and on motion of Mr. Sjunneemark, seconded by Mr. Wexler, the meeting was adjourned at 7:32 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary