

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on July 11, 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,
Stewart Sterk, Lee Wexler
Hugh Greechan, Engineering Consultant
Lester Steinman, Esq., Legal Consultant
Susan Favate, BFJ Planning
Rob Melillo, Building Inspector

ABSENT: Lou Mendes

CALL TO ORDER

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

1. APPROVAL OF MINUTES

On motion of Mr. Wexler, seconded by Mr. Sjunneemark, the June 27, 2012 Planning Board Minutes were approved.

Vote:

Ayes: Sjunneemark, Wexler, Ianniello

Nays: None

Abstain: Sterk

2. 640 EAST BOSTON POST ROAD-HARBOR STEAKHOUSE- Amend site plan to expand outdoor dining.

Mr. Gregg DeAngelis, architect, appeared for the applicant. He said the drain line will be ten feet below grade. The raised patio for dining will not be installed until the storm water drainage system is completed. The planting beds that are on grade level, and below the patio, will absorb run-off water from the patio. He stated that brick pavers will be used for the patio.

The architect addressed the landscaping plan and said that Dogwood trees, low bushes with a maximum height of 5 feet, Forsythia, Chinese Junipers, Dwarf grasses and other varieties will be planted. No planters will be used.

Mr. Wexler addressed the lighting plan and suggested a reduction in the amount of lights. He also said the unshielded lights could create glare for the diners. The architect said the 17 low-wattage lights are accent lighting. He was agreeable to the Board's recommendation that the wattage not exceed 25 watts of incandescent lighting for each light.

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Application for an Amended Site Plan was approved with the conditions that the storm water drainage project is completed prior to construction of the patio; lighting output not to exceed 25 watts of incandescent lighting for each lighting unit; and approval of the Resolution to be reviewed at the July 25th Planning Board meeting.

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

3. 124 E. PROSPECT AVE. – Change of use – Retail/Residential to Business/Residential

Mr. Frank Marsella, architect, appeared for the applicant. He said the previous business was a retail store at this location. The proposed use is a coin-operated, self-service Laundromat. The interior work will include the installation of 18 washer machines, dryers, a new bathroom, and a new entry way. The dryer vents will go up on the right-hand side of the building located on the lot side. He said the business is in a C-2 zone, and is 960 square feet on ground level.

The architect said that the façade will be improved, signage will be put up, and the main door will be moved back as it is currently flush with the building. He said they have applied for a Demolition Permit, and they are going before the Zoning Board for a Special Permit. He mentioned that a signage consultant will design the sign.

Mr. Wexler inquired about the outside lighting. The architect said there will be three exterior 50-watt light fixtures. He said there will be a light over the doorway entrance. Mr. Sjunneemark inquired if there will be a light fixture over each of the two windows. The architect responded yes.

The architect said the existing sewer main will be inspected. He stated that no additional parking is required. The Laundromat will be used primarily by local residents who will not have to drive.

Mr. Ianniello asked Ms. Oakley to review the plan to determine where plantings can be added.

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

Mr. Ianniello said this matter will be adjourned to the July 25th Planning Board meeting.

4. 543 HALSTEAD AVE. – Change of use –Proposed dry cleaner, drop-off and pick-up.

Mr. Pelligrino Orsini, architect, appeared for the applicant. He stated that this is a one-story building. There will be no exterior changes to the building. They are going before the Zoning Board for a parking variance for two parking spaces and one loading space. He mentioned that only one person will work at the business. Customers will use street parking. Mr. Sterk commented that finding street parking will be challenging as the area is congested.

Mr. Ianniello asked what business was at this location. The architect said an appliance and electronics store.

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

Mr. Ianniello said this matter will be adjourned to the July 25th Planning Board meeting.

PUBLIC HEARINGS: WETLANDS

5. 1131 EAST BOSTON POST ROAD- -Stephen Kearney- Install outdoor steps to side yard.

Mr. Dan Natchez appeared for the applicant, who also was present. He said that the Building Department does not have records for this property and a Special Permit is required. This is a two-family house that has been used as a two-family residence since 1967. Mr. Natchez said that stairs leading to the side yard will be constructed on the left side of the property. He noted that the property is not near the water, and the property conforms to all zoning requirements. Mr. Natchez said there will be interior renovations.

Mr. Natchez stated that the adjacent neighbor on the right side does not object to the proposed work, but is requesting a privacy fence. Mr. Natchez said they would prefer to not have the fence as a site plan requirement, but will be agreeable if the Board recommends fencing. The owner said there is no fence presently, and he mentioned that most of the owner's time is spent in Florida. Discussion continued on the fencing.

The owner then said that he is agreeable to putting up gray composite fencing that will extend from the road to the wall. The fence will be no higher than six feet which is the maximum height allowed. Mr. Ianniello stated that the fence needs to be added to the drawing.

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

Village of Mamaroneck

Planning Board

July 11, 2012

Page 4 of 7

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Application for a Wetland Permit was approved with the conditions that a gray composite, side-yard fence be installed from the road to the wall on the right side of the property, the drawing is to be updated showing the fence, and approval of the Resolution to be reviewed at the July 25th Planning Board meeting.

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Application for an infill housing Special Permit was approved, with the Board approving modifications to the front and rear yards, and FAR provisions to reflect pre-existing nonconformities.

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

6. 1050 NAUTILUS LANE- Stuart Gilbert –Repair concrete pier footings and walk way.

Mr. Ted Rieper, architect, appeared for the applicant, who also was present. The architect said the concrete pier and walkway both need repairs. No expansion work is planned. All of the proposed work is on his property.

Mr. Greechan stated that two columns are deteriorating. He noted that rust is visible on the structural steel, and some steel is missing. He stated that there are longitudinal cracks that go through the entire length of the columns. Mr. Greechan said that five of the six columns may need to be replaced. Tides and timing also must be dealt with.

Mr. Greechan stated that the required work is significant, and that a new detailed plan is necessary. He said that what has been submitted is not sufficient. Mr. Greechan

Village of Mamaroneck

Planning Board

July 11, 2012

Page 5 of 7

recommended that a structural engineer be hired as structural work is necessary on every column.

Mr. Sterk said that a new Application needs to be submitted.

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

Vote:

Ayes: Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

Mr. Wexler suggested that the Board go to the site together to review the proposed work. The owner was agreeable to the suggestion. A tentative date was set for Saturday, July 21, at 10:00 a.m.

7. 1000 TAYLORS LANE –Subdivision

Ms. Beth Evans, Evans Associates, appeared for the applicant and said the requested information has been addressed and submitted. She stated that the Draft Environmental Impact Statement (DEIS) was revised. The major change was updating the Alternatives section. Ms. Evans said the Slope map also was revised.

Mr. Sjunneemark said that he is in favor of a preservation lot that is closest to the watershed. The Board said that this can be re-visited at a later date.

Mr. Steinman stated that relevant information was omitted that is necessary for purposes of completeness. He noted that the LWRP consistency is not sufficient. The Wetland policy, Floodplain policy, and Wildlife policy were not addressed, in addition to other pertinent information.

Mr. Dan Natchez, Daniel S. Natchez and Associates, came forward and inquired if the submission by Ms. Evans is available to the public. If so, he said he would like the opportunity to review the documents. Ms. Evans stated that the documents were submitted about one month ago to the Village Building Department, and offered to e-mail the file to Mr. Natchez. The Board was agreeable. Mr. Natchez said that factual information is necessary to do an analysis.

Ms. Evans said that she will provide the requested documents before the July 25th Planning Board meeting.

ADJOURNMENT

There being no other business, and on motion of Mr. Sterk, seconded by Mr. Sjunnemark, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Anne Hohlweck
Recording Secretary