

*These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on August 8, 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  
Lester Steinman, Esq., Counsel

**ABSENT/EXCUSED:** Stewart Sterk, Lee Wexler

**CALL TO ORDER**

Mr. Ianniello called to order the Special Meeting at 7:00 p.m.

**RESOLUTIONS:**

The following Resolutions were approved:

**0 PINE STREET - BRESCIA**

RESOLUTION  
VILLAGE OF MAMARONECK PLANNING BOARD  
Adopted August 8, 2012

**RE: 0 Pine Street – Resolution of Determination of a Suitably Improved Street**

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

WHEREAS, on July 6, 2011, Capetta, Inc., the “Applicant,” (all references to which shall include and be binding upon the Applicant’s successors and/or assigns) submitted, as contract vendee, to the Village of Mamaroneck Planning Board (“Planning Board”) an Application with accompanying documentation, seeking a determination from the Planning Board that Pine Street is a suitably improved street (“Application”); and

WHEREAS, the Applicant’s property is located at 0 Pine Street, identified as on Village of Mamaroneck tax maps as Section 4, Block 54, Lot 23A, within the R-5 single-family residential district; and

WHEREAS, the Applicant sought a determination from the Planning Board, pursuant to Section 342-11(B) of the Village Code, that Pine Street is a suitably improved street, in connection with the Applicant's intention to seek a building permit to construct a single-family residence on a previously subdivided lot, and as part of that Application, proposed to extend Pine Street by approximately 32 feet in accordance with the Village of Mamaroneck standards and specifications ("Project"), and this Project is described and illustrated on the following set of plans as submitted by the Applicant which form a part of the Application:

1. Sheet SP-1 "Site Plans & Details," prepared by Frederick L. Philomena, AIA, as revised through June 20, 2011;
2. Sheet 1 of 2 "Pine Street Roadway Extension," prepared by John Annunziata, P.E. as revised through June 9, 2012;
3. Sheet 2 of 2 "Bituminous Concrete Site Pavement," prepared by John Annunziata, P.E. as revised through June 7, 2012;
4. Sheet 1 of 3 "Pine Street Grading Plan," prepared by John Annunziata, P.E., as revised through June 26, 2012;
5. Coastal Assessment Form ("CAF") dated June 13, 2011 and submitted pursuant to Local Law No. 30-1984;
6. Short-Form Environmental Assessment Form ("EAF") dated June 13, 2011; and

WHEREAS, in a related action partially funded by the Applicant and for which a performance bond has been posted, the Village of Mamaroneck is in the process of

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1. Sheet C-002 "Construction Notes and Legend," Sheet C-100 "Existing Conditions Map," Sheet C-200 "Demolition Plan," Sheet C-300 "Layout and Materials Plan," Sheet C-400 "Grading and Drainage Plan," and Sheet C-401 "Grading and Drainage Plan (Matchline 'A')," prepared by Woodard & Curran, dated March 12, 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 July 27, 2011; June 8, 2012; and June 11, 2012; from the Village's Planning Consultant as summarized in a memo dated July 6, 2011; from the Village Landscaping Consultant in a memo dated July 25, 2011; and from the Planning Board's Attorney; and

WHEREAS, duly advertised public meetings were held for the Application on June 13, 2012, and June 27, 2012, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, the Planning Board determined on June 27, 2012, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (9); and

WHEREAS, the Planning Board determined on June 27, 2012, that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to §240 of the Village Code, based on the fact that the project site is not located within or adjacent to a floodplain, wetland, historic site or other recognized resource, and is therefore unlikely to have any impact on fish and wildlife, flooding and erosion hazards, public access and recreation, scenic quality or water and air resources.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Planning Board hereby determines, pursuant to its authority under Section 342-11(B) that, upon completion of the Village Improvement Project and by the Applicant of the proposed Project, Pine Street will be a suitably improved street, subject to the following conditions:
  - (a) The applicant shall post a performance bond for the Project work in the amount of \$5,000 in form suitable to Village Counsel and approved by the Board of Trustees.
  - (b) No building permit will be granted to the Applicant for the Project work until the Village Improvement Project is completed to the satisfaction of the Village's Consulting Engineer.
  - (c) No certificate of occupancy will be granted for the Applicant's property until both the Village Improvement Project and the Applicant's Project have been completed to the satisfaction of the Village's Consulting Engineer.
  - (d) The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application.
  
2. When the conditions (a) and (d) above 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, Mendes, Sjunneemark  
              Nays: None  
              Abstain: None  
              Absent: Sterk, Wexler

PLANNING BOARD  
Village of Mamaroneck

Date: August 8, 2012

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Michael Ianniello, Chairman

**124 PROSPECT AVENUE - PANETTA**

RESOLUTION  
VILLAGE OF MAMARONECK PLANNING BOARD  
Adopted August 8, 2012

**RE: 124 East Prospect Avenue – Resolution of Amended Site Plan Approval**

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

WHEREAS, on June 26, 2012, Cosimo Panetta, 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 amended site plan approval for a change of use from retail/residential to business/residential (“Application”); and

WHEREAS, the Applicant is located at 124 East Prospect Avenue, within the C-2 Central Commercial District; and

WHEREAS, the Applicant proposed to convert a 960-square-foot vacant retail space into a self-service laundry facility, including interior renovations and construction of a new storefront, 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. A1.0 “Plot Plan, Ground Floor Plans, Elevations & Section,” prepared by Marsella & Knoetgen Architects, as dated June 27, 2012;
2. Property survey prepared by Neville V. Ramsay, as dated May 12, 2009;
3. Coastal Assessment Form (“CAF”) dated May 31, 2012, and submitted pursuant to Local Law No. 30-1984;
4. Short-Form Environmental Assessment Form (“EAF”) dated May 31, 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 Engineering Consultant as summarized in a memo dated July 6, 2012; from the Village's Planning Consultant as summarized in memos dated June 21, 2012, and July 5, 2012; from the Village's Landscaping Consultant; and from the Planning Board's Attorney;

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

WHEREAS, duly advertised public meetings were held on the application for an amended site plan approval on July 11, 2012, and July 25, 2012, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, the Zoning Board of Appeals issued a special permit pursuant to the provisions of §342-44 of the Village Code on July 18, 2012; and

WHEREAS, the Planning Board determined on July 11, 2012, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (7); and

WHEREAS, the Planning Board determined on July 11, 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 condition:
  - (a) The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application.
2. When the above condition has been satisfied, three (3) sets of the above-referenced plans illustrating the other 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, Mendes, Sjunneemark  
Nays: None  
Absent: Sterk, Wexler

PLANNING BOARD  
Village of Mamaroneck

Date: August 8, 2012

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Michael Ianniello, Chairman

**ADJOURNMENT**

There being no other business, and on motion of Mr. Sjunneemark, seconded by Mr. Mendes, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,

Anne Hohlweck  
Recording Secretary