

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on November 14, 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
Robert Galvin, AICP, Village Planner
Hugh Greechan, Engineering Consultant
Lester Steinman, Esq., Counsel
Rob Melillo, Assistant Building Inspector

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

1. APPROVAL OF 9/12/12 MINUTES AND 10/10/12 MINUTES

The September 12, 2012 Minutes were tabled.

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the October 10, 2012 Minutes were approved.

Vote:

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

DUMPSTER PERMIT

**2. 751-745 OLD WHITE PLAINS RD/76 GRAND ST. –Mamaroneck Realty LLC-
Dumpster Enclosure**

Mr. Gil Bergman, owner, stated that there are two dumpsters currently in place that will be fully enclosed.

Mr. Ianniello inquired if they are on a concrete slab. Mr. Bergman said no, and said he will make the required modification.

Mr. Sjunneemark remarked that it is a great improvement.

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Application was approved, subject to the dumpsters placed on a five-inch thick concrete slab, and a final inspection.

Vote:

Ayes: Mendes, Sterk, Sjunneemark, Wexler, Ianniello

Nays: None

NEW BUSINESS:

3. 208 W. BOSTON POST RD. – John Lese Construction & Development Management Services, requesting extension of site plan approval.

Mr. John Lese of John Lese Construction & Development Management Services requested an additional six-month extension of time to finalize his financing for his building project. He was hopeful that this will be his last request for an extension. The Board agreed to his request for an extension of time to June 9, 2013.

Mr. Galvin stated that the original application was an unlisted action, which the Board made a negative declaration under SEQRA on October 14, 2010 (no further SEQRA action is now required). Mr. Lese provided the Owner's Consent Form.

Mr. Lese stated that he has paid the required fees to the Village.

Mr. Galvin said he will prepare a draft resolution if so directed by the Board.

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Application as submitted was approved for an additional six-month extension of time ending Sunday, June 9, 2013 to secure financing, and subject to the approval of the Resolution to be reviewed at the November 28th Planning Board meeting.

Vote:

Ayes: Mendes, Sterk, Sjunneemark, Wexler, Ianniello

Nays: None

WETLAND PUBLIC HEARING:

4. 602 S. BARRY AVE. - LUDVIPOL, LLC –Reconfiguration of docking facility for placement of two of nine piles.

Mr. Dan Natchez, Daniel S. Natchez and Associates, appeared for the applicant for an amended wetlands permit for the reconfiguration of two of the nine existing piles. He said that the two center piles were moved to each end. The structure remains the same. The reason for the change was that the two piles in question could damage the boat if installed as originally planned. Mr. Natchez said this was approved by the Harbor and Coastal Zone Management Commission (HCZMC) at their meeting of October 17, 2012.

Mr. Sterk noted that this was not built as approved and questioned why there was not an earlier Application submitted that came back to the Planning Board. Mr. Natchez said that no additional piles were added and only the location of two piles was altered.

Mr. Ianniello asked the Board for questions or comments. Mr. Wexler commented that he was not in favor of this project from the beginning.

Mr. Steinman said this is a Type II action under SEQRA, another consistency determination is necessary, and a Public Hearing is to be opened.

On motion of Mr. Sjunneemark, seconded by Mr. Sterk, the Public Hearing on this amended wetland application was opened.

Vote:

Ayes: Mendes, Sterk, Wexler, Ianniello

Nays: Sjunneemark

Mr. Natchez said all remarks and comments just spoken on this matter should be included in the record of the Public Hearing. No one else from the public spoke.

On motion of Mr. Sjunneemark, seconded by Mr. Sterk, the Public Hearing was closed.

Vote:

Ayes: Mendes, Sterk, Sjunneemark, Wexler, Ianniello

Nays: None

Mr. Galvin stated that he provided the Planning Board with a copy of the HCZMC Minutes from their October 17, 2012 meeting for their review before making a decision.

Mr. Sterk moved to declare this a Type II Action under the State Environmental Quality Review Act (SEQRA), seconded by Mr. Mendes.

Vote:

Ayes: Mendes, Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

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

Vote:

Ayes: Mendes, Sjunneemark, Sterk, Wexler, Ianniello

Nays: None

On motion of Mr. Sterk, seconded by Mr. Mendes, an amended wetlands permit based upon the Amended Site Plan dated November 14, 2012, was approved, and subject to the approval of the Resolution to be reviewed at the November 28th Planning Board meeting.

Vote:

Ayes: Mendes, Sterk, Ianniello Wexler
Nays: Sjunneemark,

OLD BUSINESS

5. 416 WAVERLY AVE.-MURPHY BROTHERS – Preliminary site plan review; redevelop portion of property to construct 4-story storage facility.

Paul Noto, Esq. appeared for the applicant and said that they have made changes to the proposed Site Plan. The project has become smaller. The impervious surface will be decreased from 100 % to 96 %. He said that more landscaping also will be added.

Mr. Noto stated that the applicant will submit a comparative environmental analysis of the 2009 and the current proposed projects for the site.

Kim Martelli, applicant's architect, stated that they have reviewed the details of the existing buildings, and the buildings will be painted including trim work. Roofing repairs will be done as necessary. New windows will be put in. Each building will have a homogeneous look.

Ms. Martelli said there will be thirteen new street trees along Waverly Avenue averaging twenty feet in height. The two street trees along Fenimore Road are existing trees. Two planters will be placed in front of the barn building. The new walkway will be four feet wide. The sidewalks and planters will be new. There will be two-way traffic on the property with a loop around the back side. Mr. Wexler commented that the current set up for traffic flow is blocked in the back.

The architect said she did a profile of the adjacent auto body facility.

Mr. Sterk asked how many curb cuts are on Waverly Avenue. Mr. Murphy said three.

Mr. Ianniello recommended removing the exit off of Fenimore Road. Mr. Sjunneemark added that it is a right turn only when exiting the property.

Mr. Galvin commented that if the side building were removed, it would improve the circulation of traffic and decrease the FAR. Mr. Murphy commented that by removing the building, their rent roll will be impacted. He stated that the building is rented out.

Mr. Steinman asked that the names, types of businesses, number of employees, and a parking usage study be prepared and provided before the next meeting. This will enable the Board to better assess the traffic patterns. Mr. Murphy stated that there are more parking spaces available during the day as the contractors come and go.

Mr. Sterk inquired about the illegal parking spots. The architect stated that there are about eighteen spots presently along Waverly Avenue.

Mr. Murphy said about three to four tenants will be leaving. Presently, there are ten tenants.

Mr. Sjunnemark said that there should be parking near the storage facility for the renters to drop off and pick up their possessions. Mr. Murphy said the renters will not be driving large trucks but will most likely drive a pick-up truck, small U-Haul, or an SUV vehicle.

Mr. Noto said that within a ten to twelve-hour day, there will be about three to four vehicles per hour using the storage facility.

Mr. Galvin suggested that the parking spaces be marked for the businesses. The architect was agreeable to the request.

The architect said there is tandem parking for certain businesses and the individual business owners have worked out that parking with their staff.

Mr. Ianniello summarized and stated that before the next meeting the applicant should provide a list of tenants, types of businesses, hours of operation, number of employees, and the parking lot flow chart.

The Board suggested that the entrances onto the property be used for entering or exiting only. Mr. Sjunnemark said that signage will be necessary, i.e., "Do Not Enter".

Mr. Sjunnemark remarked that the storage facility is in a flood prone area and said that renters may not be interested in renting storage units on the first level.

Mr. Bill Lachenauer, Hudson Engineering & Consulting, P.C., came forward and stated that a storm water plan is being worked on. Appropriate landscaping will be planted that will absorb water. He noted that they are familiar with the Village regulations.

Mr. Ianniello inquired if the first floor can be raised, as it could be undesirable to future renters. He said to also consider flood barriers. Mr. Melillo said the elevation of the storage facility is 28. Mr. Greechan said that the flood plain is wide, and is above the 500-year flood plain.

Ms. Susan Oakley, Village landscape consultant, stated that a number of changes were made to the types of plants used. Most of the plantings are Evergreens. She said the street trees should be a higher canopy tree. This type of tree improves air quality, and absorbs water runoff. She recommended the Green Mountain Sugar Maple that grows to about sixty feet in height and thirty-feet wide.

Mr. Ianniello suggested that Ms. Oakley and Ms. Martelli work together on the landscaping plan before the next meeting.

Mr. Wexler addressed the curb cut on Waverly Avenue and said that there is no landscaping buffer. He suggested reducing the number of curb cuts and also recommended removing the curb cut on Fenimore Road.

Mr. Ianniello suggested that the dumpster be relocated. The architect said she will look into and report back.

Mr. Galvin addressed the angled parking off of Fenimore Road and along the Barn. He noted that parking is tight. The architect said each space is nineteen feet. Mr. Galvin suggested changing the angle of the parking spaces.

Mr. Greechan said to re-check the elevations in the flood plain, prepare a traffic flow illustration, and to indicate on the plan where signage will be placed.

Mr. Galvin noted that there are two spaces under the side building that should be shown on the site plan.

Mr. Noto said that they may not return until the December 12th Planning Board meeting.

Mr. Alan Stern, of Jastar Realty, LLC, 428 Waverly Avenue, came forward and inquired when the last design study was done. Ms. Oakley said that she will look into and report back. Mr. Stern expressed concerns over parking in the early morning and late afternoon, and remarked that the illegal parking spaces are an issue.

Mr. Ianniello assured Mr. Stern that before the site plan is approved, all raised issues will be addressed and resolved. Mr. Galvin indicated that there is a Village parking task force and suggested that he contact the Mayor's office to request a parking study for this area.

Mr. Steinman requested the applicant to submit a response to the letter submitted by Jastar Realty to the Planning Board to the extent that such letter raises issues regarding community character.

There being no other business, and on motion of Mr. Sterk, seconded by Mr. Sjunneemark, the meeting was adjourned at 8:40 p.m.

Vote:

Ayes: Mendes, Sterk, Sjunneemark, Ianniello, Wexler

Nays: None

Respectfully submitted,

Anne Hohlweck,
Recording Secretary