

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, MAY 8, 2013 – 7:00 PM
169 MOUNT PLEASANT AVENUE, COURT ROOM, MAMARONECK, NY**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on May 8, 2013. The full public record of this Meeting is the audio/video recording made of this meeting and kept in the Planning Board’s records.

PLEASE BE ADVISED, that the next Regular Meeting of the Planning Board of the Village of Mamaroneck is scheduled for Wednesday, May 29, 2013 at 7:00 P.M. in the Courtroom in Village Hall, 169 Mt. Pleasant Ave., entrance located on Prospect Avenue, in the Village of Mamaroneck.

PRESENT: MIKE IANNIELLO, CHAIRMAN
 LOU MENDES
 INGEMAR SJUNNEMARK
 STEWART STERK
 LEE WEXLER

 BOB GALVIN, AICP, VILLAGE PLANNER
 BILL GERETY, BUILDING INSPECTOR
 ANTHONY CARR, VILLAGE ENGINEER
 LESTER STEINMAN, PLANNING BOARD ATTORNEY
 SUSAN OAKLEY, VILLAGE LANDSCAPE CONSULTANT (TERRABELLA)

CALL TO ORDER

Chairman Ianniello called the meeting to order at 7:07 p.m.

APPROVAL OF MINUTES

Approval of Minutes from April 24, 2013 Planning Board Meeting

On motion of Mr. Wexler, seconded by Mr. Mendes, the minutes of the Regular Meeting of April 24, 2013 were approved.

VOTE: 3-0

Ayes: Mendes, Wexler, Ianniello
Nays: None
Abstain: Sjunnemark, Sterk

OLD BUSINESS

208 W. Boston Post Road – John Lese requesting six-month extension of site plan and special permit approval.

Mr. Sjunneemark moved to approve a six-month extension of time from June 10, 2013 to December 9, 2013 for site plan and special permit located at 208 West Boston Post Road, seconded by Mr. Sterk.

VOTE: 5-0

PLANNING BOARD MEETING – NEW DATE

On motion of Mr. Sjunneemark, seconded by Mr. Sterk, the Planning Board meeting of May 22, 2013 is canceled and all matters pending and/or referenced on this agenda posted on the Village’s website will be held over to the rescheduled Planning Board meeting on May, 29, 2013.

VOTE: 5-0

RESOLUTION:

Approval of Resolution for 208 West Boston Post Road, Six-Month Extension of Time for Site Plan and Special Permit

**RESOLUTION
VILLAGE OF MAMARONECK PLANNING BOARD
Adopted May 8, 2013**

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. Sterk, seconded by Mr. Sjunneemark and carried, the following resolution was adopted:

WHEREAS, on May 1, 2013, John H. Lese Construction & 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 208 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 (HZCM) 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 resolutions dated November 16, 2011, May 23, 2012 and November 28, 2012,, the Applicant's requests for six-month extensions of site plan and special permit approval for the Project, and the latest of those extensions is scheduled to expire on June 9, 2013; 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 an extension of approvals and received comments and recommendations from the Village's Planning Consultant and from the Planning Board's Attorney; and

WHEREAS, a duly advertised public meeting was held on the request for extension of approvals on May 8, 2013, 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 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, 2013.
 - (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: Ianniello, Sterk, Wexler, Mendes and Sjunneemark
 Nays: None
 Abstain: None
 Absent: None

PLANNING BOARD
Village of Mamaroneck

Michael Ianniello, Chairman

Date: May 8, 2013

Mamaroneck Beach & Yacht Club - Amended Wetland Permit Public Hearing and Site Plan Review for Seasonal Housing and Other Improvements

Mr. Galvin and Mr. Sterk recused themselves from this application and left the meeting.

Paul Noto, Esq. appeared for the applicant and summarized the proposed changes from the Approved 2010 Site Plan. Those changes include:

- elimination of five seasonal residences
- one story was eliminated from the Beach Seasonal Residence building
- Recreation building reduced from three stories to two stories
- Dockmaster building will increase in square footage to 3,800 square feet from 1,500 square feet, and a one-story reduction from three stories to two stories
- reconfiguring parking area on the Great Lawn.

Mr. Alan Wood, resident, stated that he has been a fifty-year resident of the Shore Acres area and is opposed to the plan as submitted. He stated the Mamaroneck Beach & Yacht Club (MBYC) has not met the requirements of a Club as it is not member-owned, but individually owned. He noted that there have been Village Ordinance violations in the past, and stated that concessions should not be made to benefit certain property owners.

Mr. Gregg DeAngelis, architect, said the coverage will be the same footprint as in the 2010 plan for the Beach Seasonal Residence building. He said the tower element will not exceed thirty-three feet in height. Each cabana will have a shower. There also will be some outdoor showers. It is in the 'A' zone. The Beach Seasonal Residence building height will be twenty-five feet, and the Code permits forty feet. This building will have a reduction of 5,100 square feet.

Mr. DeAngelis said the Yacht Club building will increase in size and will be a one-story building. The Recreation building will increase in size from 4,000 square feet to 4,817 square feet.

feet. Cabana #3 will be eliminated. Cabana #6 will increase by 200 square feet. The total number of parking spaces will be 225. One new lighting pole will be added that is adjacent to the Recreation building.

Mr. DeAngelis said the parking area will remain near Otter Creek. Mr. Wexler expressed concern about maintaining this parking area and stated that with the proposed increase in activities, this lot will be filled with vehicles, and there may even be a shortage of available parking. Mr. DeAngelis said there will be 58 parking spaces near Otter Creek, down from 80 spaces. Mr. Mendes queried if the Club can support parking for all the planned events and activities.

Mr. Anthony Carr, Village Engineer, reviewed his memorandum to the Planning Board and summarized the status of the engineering review of the application. Among other matters, he said that a maintenance agreement is required to ensure the proper operation and maintenance of post-construction stormwater practices. He said the Stormwater Management design needs minor revisions.

Ms. Favate inquired about the necessity for a Structures Permit, DEC and other New York State permits. Mr. Noto said the DEC approved the Planting plan, and said he will look into a Structures Permit and other permits and report back. Mr. Carr stated that a New York State SPDES Permit is required.

Ms. Syrette Dym, Consulting Planner to Mamaroneck Beach and Yacht Club, prepared a report in response to a memorandum by BFJ Planning dated March 12, 2013. She distributed copies to the Board and other interested parties and talked about key points in the report, highlighting changes from the 2010 Approved Site Plan.

Mr. Ianniello inquired if there will be changes to the landscaping. Ms. Dym responded yes. She said the landscape architect has been working with Ms. Oakley and they were in agreement on the design and plantings.

Mr. DeAngellis said the Dockmaster building will increase in size from 1,500 square feet to 3,800 square feet. He stated that boaters require space, and storage and laundry areas are necessary. Mr. Noto interjected that there will be more water enhanced activities such as regattas, sailing competitions, etc. He said tennis is important as well. Ms. Dym stated that parking will be an issue about twelve days during the year.

Mr. Noto and Ms. Lisa Rosenshein, owner, reviewed the programmatic reasons for the larger Dockmasters Building.

Mr. Ianniello expressed concern regarding screening for parking near Otter Creek and the need to demarcate the boundary between the property covered by the Amended Site Plan and the Otter Creek Parcel.

Executive Session

Mr. Sjunnemark moved to recess the meeting at 9:00 p.m. to receive advice from counsel on this application, seconded by Mr. Wexler.

VOTE: 4-0

Mr. Wexler moved, at 9:20 p.m., to return to regular business, seconded by Mr. Mendes.

VOTE: 4-0

Mr. Ianniello asked if there were any comments from the public.

Public Comments

Debra Cohen, Esq., Newman Ferrara, submitted a letter to the Planning Board and reviewed its contents. She recommended that SEQRA be fully completed. She stated the Barry Avenue bridge floods and that could create evacuation problems. There also is an issue with fire boats gaining access to the Club at low tide. She noted that the sewage that flows from the site has pipes that connect to the public sewer system. She inquired if the Club will be marketed for private events off-season. She inquired if there will be temporary lighting at the Otter Creek parcel that could be an issue for the residents living in that area. She noted that three of the buildings were designed by renowned architect, Stanford White, and asked if the buildings have historic status. She then inquired if tax revenues have been updated. Ms. Cohen requested that her questions be addressed at the next meeting.

Victor Tafur, resident, stated that he wrote a letter to the Planning Board asking a series of questions. He remarked that the reply letter he received from Keane & Beane was lengthy, but his questions were not completely answered and some responses were misconstrued, and he gave examples. He emphasized that the Planning Board is in charge of SEQRA, and all required permits. He asked that the work be done thoroughly.

John Hofstetter, resident, confirmed that the Barry Avenue Bridge was washed out during Superstorm Sandy, and that poses an evacuation problem. He recommended that seasonal housing not be allowed under a new zoning code.

Allison Stabile, resident, stated that one sewer line under Otter Creek is sixty years old and could give way at any point in time.

Ray Dougherty, resident, stated that he has had to endure much traffic on Barry Avenue from party buses, vehicles, etc. for their events. He said a linen supply company truck goes up his street to the Club around 4 a.m. daily and the truck noise interferes with his sleep.

He asked for the number of people who attend events, and what events are held at the Club. He requested this information be made available at the next Planning Board meeting.

Roslyn Wood, resident, stated that with the proposed added activities, parking will be inadequate.

Bill Shaner, resident, stated that the building plan is too large. He commented that the dumpster is an eyesore for those who have a view of it. Traffic also is a concern.

Jim Nash, resident, stated he is a kayaker and the view of the large parking lot near Otter Creek is undesirable.

Daniel Natchez, President of SAPOA, stated that the Site Plan should be reviewed by the Westchester County Planning Board, and Army Corps of Engineers. A Consistency Determination should be made, and certain permits should be obtained. He commented that there was no long-form EAF submitted.

Mr. Noto stated this matter began in 2004 and that the MBYC is in need of a facelift to be more competitive. He remarked that the seasonal units are used only six months out of the year. He said they will return at the May 29th Planning Board meeting.

The public hearing was adjourned to May 29th.

ADJOURNMENT

There being no other business, the meeting was adjourned.

On motion of Mr. Wexler, seconded by Mr. Mendes, the meeting was adjourned at 10:40 p.m.

VOTE: 4-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary