

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, FEBRUARY 27, 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 February 27, 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, March 13, 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**

**LESTER STEINMAN, PLANNING BOARD ATTORNEY
BOB GALVIN, AICP, VILLAGE PLANNER
SUSAN OAKLEY, VILLAGE LANDSCAPE CONSULTANT (TERRABELLA)**

CALL TO ORDER

Chairman Ianniello called to order the meeting at 7:02 p.m.

1. APPROVAL OF MINUTES

Approval of Planning Board Minutes of 2/13/2013

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the minutes of February 13, 2013 were approved.

VOTE: 5-0

2. OLD BUSINESS

A. 448 Mamaroneck Avenue – Smashburger: Amended site plan to include landscaping (Cont.)

Jennifer Gray, Esq., Keane & Beane, appeared for the applicant and said the design has been modified. She stated that she worked with Ms. Oakley to finalize the landscaping plan. One of three Crabapple trees was eliminated and replaced with a Rhododendron. The dimensions for the ramp landing were revised and included on the site plan. The drawings were done to scale.

Ms. Oakley read into the record her letter on the landscaping modifications.

Mr. Ianniello said a letter was received from Stuart Tiekert, resident, stating his concerns. This was reviewed by the Planning Board and included in the record.

Mr. Galvin indicated that the outdoor seating requires a separate Sidewalk Café Permit annually approved and issued by the Village Manager, and is not part of the Site Plan.

Mr. Steinman said that an executed License Agreement for the use of public property for the ramp and the installation and maintenance of the plantings is required for approval.

SEQRA

Mr. Galvin indicated that the action was determined to be a Type II by the Planning Board and SEQRA was closed out at the last Planning Board meeting on 2/13/13.

LWRP Consistency

On motion by Mr. Sjunneemark, seconded by Mr. Sterk, the Planning Board determined that the application was consistent with the policies of the LWRP.

VOTE: 5-0

Site Plan Approval

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Amended Site Plan for 448 Mamaroneck Avenue, Smashburger, was approved subject to (1) a notation included on the drawing indicating that the outdoor seating is subject to an annual Sidewalk Café Permit approved and issued by the Village Manager and not considered part of the amended site plan approval; (2) an executed License Agreement between the Village and applicant for the use of public property for the handicapped accessible ramp and the installation and maintenance of the plantings; and (3) approval of the Final Site Plan Resolution to be reviewed at the March 13, 2013 Planning Board meeting.

VOTE: 5-0

3. ADJOURNMENT

There being no other business, the meeting was adjourned.

On motion of Mr. Sterk, seconded by Mr. Mendes, the meeting was adjourned at 7:15 p.m.

VOTE: 5-0

Respectively submitted,

Anne Hohlweck
Recording Secretary