

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, NOVEMBER 12, 2014 – 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 November 12 2014. 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, December 10, 2014 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
INGEMAR SJUNNEMARK
LOU MENDES
STEWART STERK
LEE WEXLER**

**BOB GALVIN, AICP, VILLAGE PLANNER
LESTER STEINMAN, PLANNING BOARD ATTORNEY
ANTHONY CARR, VILLAGE ENGINEER**

CALL TO ORDER

Mr. Ianniello called the meeting to order at 7:05 p.m.

Mr. Ianniello stated the agenda will be taken out of order this evening and review the site plan application for DCH first.

APPROVAL OF MINUTES – Review of Draft Planning Board Minutes for meetings of October 8, 2014 and October 22, 2014.

Review of Planning Board Minutes for October 8, 2014

On motion of Mr. Sjunneemark, seconded by Mr. Sterk, the minutes of the meeting of October 8, 2014 were approved.

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

Review of Planning Board Minutes for October 22, 2014

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the minutes of the meeting of October 22, 2014 were approved.

Vote: 5-0 in favor

Application to renew Site Plan for Renovation and Redesign of Toyota City Showroom at 1305 East Boston Post Road in a C-1 District. This Application was approved on April 10, 2008 and renewed on April 10, 2010. The Application has now expired and Applicant is seeking a new Site Plan approval to start the project.

Mr. Dan Natchez, Daniel S. Natchez and Associates, stated he is in favor of this application. He suggested that a portion of what is shown as the applicant's property may extend on to adjoining Village property and also questioned the ownership of the fencing in the rear. He recommended that a survey be done. He addressed stormwater discharge and the possibility of connecting to the stormwater line on the Boston Post Road. He stated that he has learned there is a usable line which is a Village sewer line on the Boston Post Road in front of Toyota. He stated that the southwest discharge to Taylors Lane is a concern to the neighbors. He questioned if this is all conforming. Lastly, he discussed the old restaurant site parking lot that is being used for employee parking. Mr. Natchez inquired if it is conforming and if the building department has reviewed it.

Mr. Paul Noto, applicant's representative, said they received comments from HCZMC. He said much time has been spent addressing the stormwater issue. He said Mr. Hamidul Hoq, Pennoni Engineering, will discuss the proposed stormwater treatment. Mr. Noto said the property discharges to the rear. The landscaping plan was reviewed by Ms. Oakley, the Board's landscape consultant. Her memo indicated that she approved of the proposed landscaping that is in line with her recommendations. Mr. Noto noted that the fence at the rear property line has been there for a long time.

Mr. Hoq said since the last hearing the landscaping has been addressed. There is landscaping with significant street trees in the front and garden beds by the driveway, and a small landscaped area is in the rear which replaces three parking spaces.

Mr. Sterk stated that the ten percent landscaping requirement is not being met as there is a small portion of landscaping in the rear that extends beyond the property line. Mr. Hoq confirmed that to be accurate. Discussion followed as to where to add landscaping to bring it to the required ten percent.

Mr. Galvin said landscaping along the Boston Post Road is significantly important since it provides visual aesthetics to the public view along the Post Road. He mentioned that the site plan requirements for parking lots were envisioned for large parking lots in a sea of asphalt. The Code was meant to break up these types of expansive lots similar to what we see for supermarkets or large retail uses.

The engineer said the property discharges to the rear of the site. A stormwater plan was proposed. The engineer said the required number of parking spaces is 65. Mr. Noto said the number of parking spaces being provided was reduced to 65 to add landscaping.

Mark Wiedmann, architect, said the portal element in the main entrance is all glass and does not extend out. He mentioned that landscaping can be added at the entrance to the building.

Mr. Ianniello recommended that the applicant devise a plan to get to 10 percent for landscaping as they are at 9.6 percent.

The Applicant's Engineer indicated that they would increase the landscaping in the parking lot (near the main entrance) to attain the ten percent requirement.

Mr. Sterk mentioned that a Village license is required for the black vinyl chain link fence if it extends on to Village property. He said a portion of the building is also encroaching on Village property. Mr. Noto said he will prepare a memorandum for the Village Manager requesting licenses for these encroachments.

Mr. Carr mentioned that it is impracticable for stormwater to discharge to the Boston Post Road and not sensible to reroute the storm sewer to State property due to existing grades on the site. The NYSDOT may not even allow it. Mr. Carr said owners have to manage their own stormwater on site. Mr. Sterk said that if the rear property becomes Village parkland, we do not want water draining onto it.

Mr. Steinman asked what will occur if a park is developed. Mr. Carr said the water will not be concentrated. Water quality will be improved. Water is not being added and the velocity is not increasing.

Mr. Galvin said currently there is no stormwater management on this property at all.

Mr. Galvin said the former Village engineering consultant, Keith Furey, in 2008, requested that a catch basin be placed on the Boston Post Road. Mr. Galvin said when the applicant goes before the HCZMC, this is a question that they will have to address. Mr. Carr said if water runoff is changed, it changes the hydrology. Mr. Carr said the SWPPP also needs to be updated to reflect changes in treatment devices.

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Mr. Galvin noted that there is ¾' gravel along the rear property line and inquired if it was on Village land. Mr. Noto said he will speak to the owner. Mr. Galvin indicated that the Planning Board will need this information before approval.

Mr. Sterk addressed parking and asked if they are legal parking spaces. He asked about the parking at the former restaurant site. Mr. Noto said there is no violation in their using the restaurant lot for employee parking. Mr. Sterk said the applicant has to rely on that lot for employee parking and those spaces are included in the overall number of required spaces. Mr. Steinman said the permissibility of the use of the former restaurant lot for parking (an accessory use) needs to be referred to the Building inspector. Currently, there is no principal use on the former restaurant lot. Mr. Noto agreed to this.

Mr. Noto said they do not want to open up new issues and spend a great deal of money on the project. Mr. Noto said this was not an issue in 2008. He said it should not be an issue now. Mr. Sterk said they will ask the Building inspector to review this.

Mr. Steinman said the 2008 Site Plan approval has lapsed. The Board is looking at this application as a new application.

Mr. Wexler addressed lighting. He said there is a lot going on which includes the lighting fixture schedule and diagram and an alternate lighting proposal (LED lighting). He asked what the purpose of the alternate proposal was. Mr. Hoq said the alternate is LED lighting which over time will be cost effective. Mr. Noto said they are not necessarily going with LED but it is an alternate. The engineer said LED is more costly to install but in the long run less expensive to operate.

Mr. Ianniello asked that they review lighting and decide if they will go with the original plan or the alternate (LED). He said to look at the lighting at the nearby People's and TD Banks as their lighting was done appropriately. He said the current Toyota lighting is much too bright. Concern was expressed about light spillage on to adjoining properties. By contrast, the lighting at the banks is non-glaring and non-obtrusive.

Mr. Ianniello asked that they update the lighting plan for the next meeting. He suggested they drive by the site at night and take note of the lighting at the nearby banks. Mr. Wexler said to show fixtures on the plan. Mr. Wexler said that lighting is so important and to include full cut-off fixtures and their details. The details are not clear on the plan. Mr. Carr said to review calculations of additional topography.

The Applicant indicated that they will select and use the alternate LED lighting for the plan which will also include cut off shields for the fixtures.

Mr. Galvin addressed SEQRA and reviewed the narrative in Part 3 of the SEAF. He said it is an Unlisted Action and read into the record the stormwater, landscaping and other environmentally beneficial features that have been incorporated into the application. He said the application has no significant environmental impact. Stormwater management, lighting, landscaping are key issues. He said there is a decrease in impervious surface on the site. There is currently 98 percent impervious surface that will be reduced to 94 percent impervious surface. The landfill to the rear has been capped and fenced. It is heavily vegetated. The lighting will be down lighting.

Board Review of SEQRA for a proposed 3 lot subdivision at 1017 Grove Street and review of proposed Preliminary Plat conditions for a resolution.

The Board read the conditions. Mr. Sterk said he is fine with the conditions.

Mr. Sjunneemark said construction plans will be necessary.

Mr. Galvin said this is an unlisted action. The Board already has circulated a notice of intent to be Lead Agency and has already assumed lead agency for this application.

SEQRA

Mr. Sterk moved to adopt a negative declaration under the State Environmental Quality Review Act (SEQRA) for this unlisted action, seconded by Mr. Sjunneemark.

Vote: 5-0 in favor

In closing, Mr. Ianniello stated that he has served on the Board for ten years. He acknowledged and thanked each board member and consultant for serving during his tenure.

There being no other business, the meeting was adjourned.

ADJOURNMENT

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the meeting was adjourned at 9:02 p.m.

Vote: 5-0

Respectfully submitted,

Anne Hohlweck

Recording Secretary

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