

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, JANUARY 22, 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 January 22 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, February 12, 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, CHAIRMAN**
 INGEMAR SJUNNEMARK
 LEE WEXLER
 STEWART STERK
 LOU MENDES

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

ABSENT: **BILL GERETY, BUILDING INSPECTOR**

CALL TO ORDER

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

Mr. Sjunneemark, the Acting Chair, stated that Chairman Ianniello will join the meeting at 7:15 p.m.

APPROVAL OF MINUTES – January 8, 2014 Planning Board Meeting

On motion of Mr. Sterk, seconded by Mr. Mendes, the minutes of the Regular Meeting of January 8, 2014 were approved.

VOTE: 4-0

OLD BUSINESS

Continuation of Site Plan for Murphy Brothers Application to redevelop a portion of their property at 416 Waverly Avenue for a Self Storage Facility.

Paul Noto, Esq., applicant's attorney, stated that a revised plan, included a lighting plan and plant schedule, to respond to Planning Board comments.

Mr. Michael Stein, applicant's engineer, stated that the curb cut was reduced from 40 feet to 32 feet. The curb return will be re-aligned. The surplus granite stone will be reused.

Mr. Sjunneemark addressed lighting. Mr. Wexler said he was satisfied with the applicant's responses to the Board's requests.

Ms. Oakley stated that she just received the revised plan and has not had sufficient time to review it.

Mr. Sjunneemark asked the Board members if they had any questions. There were no questions.

There were no comments from the public.

Site Plan Approval

On motion of Mr. Sterk, seconded by Mr. Mendes, the Site Plan was approved to redevelop a portion of the property at 416 Waverly Avenue for a Self-Storage facility, and subject to the approval of the Resolution to be reviewed at the February 12, 2014 Planning Board meeting.

Vote: 4-0

Continuation of Site Plan Review for proposed development in a C-1 zone on currently vacant lot located at 651 East Boston Post Road (intersection of S. Barry Avenue and E. Boston Post Road).

Mr. Joseph Genzano, applicant's representative, updated the Board on requested information. He said this is a gateway building coming into Mamaroneck from Rye. The areas of concern are parking, traffic patterns, and landscaping. The parking will be angled. Currently, there are 14 spaces on the site. They will need an additional 11 parking spaces and will need a variance for these spaces. He said the plan for the 1st floor is for retail and the second floor will be for business offices. He remarked that they are flexible and it is possible that the entire building could be used for business offices.

Mr. Michael Kudrzycki, architect, stated on the first floor of the building there is a large number of windows. The left side of the building will be a different material other than brick. There will be an elevator in the central part of the building and a staircase leading to the second level. There will be steel detailing on the windows and entry way. The tower on the left side will have a different finish as an accent. The facade has fine details. There will be an open floor layout. The building depth is 30 feet and the width is 85 feet. The first floor can be subdivided. Mr. Mendes commented on the metal panels that they will look too corporate. He said the canopies are a nice accent.

Mr. Sterk addressed the traffic pattern on South Barry Avenue, a “No Left Turn” onto Boston Post Road, and going into and exiting the parking lot.

The architect said Crabapple trees will be added on the Boston Post Road side. Evergreens will be put in on the south and east sides. The trash area will be screened and a tree will be put in. Arborvitaes will be planted between the parking lot and the adjacent residence to the rear as a buffer.

Mr. Ianniello joined the meeting at 7:15 p.m.

Mr. Ianniello stated that he likes the updated building plan. He remarked that he prefers an all brick building. He inquired about the retail space on the first floor. The architect said each store front could have a door and said there could be one to two retailers on the first floor.

Mr. Ianniello asked Ms. Oakley about overhead wires as it relates to landscaping. The architect interjected that there will be low landscaping in front that will not interfere with the utility lines.

Mr. Ianniello stated that on Saturdays there is significant traffic in that area. Different traffic designs were suggested. Mr. Sterk said that the use of the site will determine how the traffic pattern should go. If there is retail, Saturdays can be problematic. Mr. Wexler said there is no perfect solution.

Mr. Wexler suggested a walkway be placed along the rear of the building to get over to the sidewalk. He also suggested moving back the trash area.

Mr. Galvin remarked that the building functions more like an office building on both floors. Mr. Galvin asked about the setback from the curb. The architect said there will be a 19 foot setback from the curb to the front of the building on Boston Post Road.

A lengthy discussion ensued among Planning Board members regarding traffic circulation patterns on the site and on the adjoining roadways. Mr. Sterk suggested eliminating the curb cut on Boston Post Road and to talk to the building owner next door, as the parking

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lots for the two buildings are adjacent to one another. Mr. Galvin said there could be shared parking and shared curb cuts as well. Mr. Sterk said that it is worth looking into.

Ms. Susan Oakley, Village Landscape Consultant, stated the property is heavily planted with tall Conifers and Evergreens. Depending on the traffic pattern, she said additional trees could be added. The Arborvitaes are necessary for screening.

Mr. Carr said the Storm Water Management Plan is acceptable. The Utility Plan is due. A New York State Department of Transportation Highway Work permit is required.

Mr. Galvin said an Amended Environmental Assessment Form needs to be submitted. A Notice of Intent for the Planning Board to be Lead Agency needs to be sent out and a 30-day notice is required.

Mr. Galvin suggested that they hire a traffic engineer to conduct a study. Mr. Steinman agreed that assistance is definitely needed in this area. Parking, a preferred traffic pattern, and curb cuts should all be a part of the study. Mr. Genzano mentioned that they could contact Clark Associates to do the traffic study.

Mr. Ianniello asked if there were any comments from the public. There were no public comments.

Mr. Natchez suggested that the proposed building should attempt to mimic the setbacks for the Citibank building on the other side of the intersection. He mentioned the current setbacks on the Citibank site. He also discussed the massing of the building and suggested that the tower be placed at the western end of the building away from the intersection.

Mr. Ianniello suggested the setbacks be reviewed and an alternate route to get out of the parking lot should be explored.

Notice of Intent for Planning Board to be Lead Agency

Mr. Galvin advised that this was now an Unlisted Action under SEQRA and suggested that the Planning Board coordinate its environmental review with other involved agencies.

Mr. Sterk moved to authorize staff to circulate a Notice of Intent for the Planning Board to be Lead Agency, seconded by Mr. Wexler.

Vote: 5-0

The matter was adjourned to the February 12, 2014 regularly scheduled meeting of the Planning Board.

WETLAND PUBLIC HEARING

Application for a Wetland Permit related to the construction of an in-ground swimming pool at 1251 Flagler Drive in an R-20 Residential District.

Mr. Glen Ticehurst, landscape architect, appeared for the applicant for a rear yard swimming pool. He stated that there is a large Oak tree nearby that will not interfere with the pool. He said the property is entirely in a flood zone. They are requesting a wetlands permit to put in an infinity swimming pool and spa in the wetlands buffer.

On motion of Mr. Sterk, seconded by Mr. Sjunnemark, the public hearing was opened.

Vote: 5-0

Mr. Ianniello inquired about the flood elevation. The architect said 13 feet. He said the pool will be at an elevation of 16.7 feet. The architect said there are no setback issues.

Mr. Ianniello looked at the drawing and suggested rotating the pool to take it out of the 13 foot elevation. The architect said the pool is small and measures 38 feet by 16 feet.

Mr. Joseph Riina, architect, reviewed details of the pool configuration. Mr. Ianniello said that the pool can be pulled back. Mr. Riina noted there are a series of level changes, and they are adding a terrace on the uphill side of the pool.

Mr. Ianniello recommended changing site dynamics when adding impervious surface. Mr. Wexler agreed and said to minimize new impervious surface.

Mr. Galvin discussed Mr. Hoeger's comments on seawalls as they relate to the instant application. Mr. Sterk observed that Mr. Hoeger's comments address LWRP consistency but do not take into consideration the Planning Board's policy to require a reduction in existing impervious surface equal to the amount of any proposed increase in impervious surface within a wetland buffer.

Mr. Ianniello asked Ms. Oakley if she had any comments. Ms. Oakley said that she had not reviewed the drawing and had no comments.

Mr. Galvin stated this is a Type II action under 617.5 (c) (10).

Mr. Carr stated the Storm Water Management Plan is acceptable.

Mr. Ianniello said that the practice of the Planning Board is to provide a one to one reduction in pervious vs. impervious surface.

SEQRA – TYPE II ACTION

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Planning Board declared this proposed use to be a Type II action under SEQRA.

Vote: 5-0

Mr. Ianniello suggested that they review the impervious surface plan to address the Planning Board's comments, and to work with Ms. Oakley on the landscape plan.

Mr. Ianniello stated the public hearing will be continued at the February 12, 2014 Planning Board meeting.

PUBLIC HEARING

Continuation of Public Hearing from May 29, 2013 and June 17, 2013 to make a SEQRA determination for a proposed 2 lot subdivision located at 209 Grand Street. Proposed subdivision is for 2 lots which would include a two family residence on each lot in a R-4F zoning district.

Mr. Ianniello stated the Planning Board is Lead Agency. He said this is a continuation of the public hearing on the subdivision application from May 29, 2013 and June 17, 2013. They have presented their variance request to the Zoning Board and are returning to that Board for a decision on February 6.

Mr. Galvin indicated that before the ZBA can act SEQRA needs to be closed out by the Planning Board. He stated that he reviewed and drafted Part II of the Short Environmental Assessment Form (EAF) for the Board's review. The Planning Board needs to make a SEQRA determination and the Short EAF will need to be signed.

Mr. Ianniello asked if there were any comments from the public. There were no comments.

Motion for Negative Declaration

After review of the Short Form EAF, Mr. Sterk moved to adopt a Negative Declaration under SEQRA, seconded by Mr. Sjunneemark.

Vote: 5-0

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Mr. Ianniello stated this Public Hearing will be continued at the February 26, 2014 Planning Board meeting.

NEW BUSINESS

Site Plan Review - Install an emergency 20kw Generator with transfer switch on a concrete 4x4 pad at 14 Kassel Court.

Mr. Mark Mosello, Design Lighting by Marks, appeared for the applicant and stated the homeowner wants to put in a generator to avoid losing power and heat.

Mr. Galvin said that there are 15 town houses in this development, and the Site Plan was approved in 1984. The Building Inspector determined that this application should be considered as an amendment to that site plan.

Mr. Mosello said a 20 kilowatt air cooled generator with 80 amps of electricity will provide ample power for all the appliances, heating, and cooling for the homeowner.

Mr. Ianniello inquired if there is a sound barrier on one side. Mr. Mosello responded yes. There is an existing six foot high concrete center block wall that serves as a sound barrier. There is only one neighbor that views the generator and that neighbor requested a sound barrier. He said the generator is two feet in height and will be on a 4 foot x 4 foot pad.

Mr. Galvin stated the Assistant Building Inspector, Robert Hughes, went to the site and he verified that the unit is located in the position approved by the Kassel Court Homeowner's Association (HOA). Mr. Hughes had indicated that the unit is well screened, and complied with the HOA conditions. Mr. Hughes said it is not in a flood plain and there are no flooding issues.

Mr. Galvin said this is a Type II action under 617.5 (c) (10).

Mr. Ianniello asked if there were any comments. There were no comments.

SEQRA – TYPE II ACTION

On motion of Mr. Sterk, seconded by Mr. Sjunnemark, the Planning Board declared this proposed use to be a Type II action under SEQRA.

Vote: 5-0

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LWRP Consistency

On motion by Mr. Sterk, seconded by Mr. Sjunneemark, the Planning Board determined 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, an emergency 20 kw generator at 14 Kassel Court with transfer switch on a 4 foot x 4 foot concrete pad was approved, subject to approval of the Resolution to be reviewed at the February 3, 2014 Planning Board special meeting.

Vote: 5-0

RESOLUTION

Review of Draft Resolution for Harbor Court located at 108 Mamaroneck Avenue for approval of site plan for new one story retail on Mamaroneck Avenue and six multifamily units on Library Lane and a special permit for residential units in a C-2 zone under section 342-50 (B) of the zoning code.

Paul Noto, applicant's attorney, appeared for the applicant and stated he has three copies of the landscaping plan. He said he reviewed the Draft Resolution and was satisfied.

Mr. Ianniello asked if there were any public comments. There were no public comments.

Close Public Hearing

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the public hearing was closed.

Vote: 5-0

Approval of Resolution

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Resolution for Harbor Court located at 108 Mamaroneck Avenue was approved and adopted on January 22, 2014.

Vote: 5-0

ADJOURNMENT

On motion of Mr. Sjunneemark, seconded by Mr. Mendes, the meeting was adjourned at 9:32 p.m.

VOTE: 5-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary