

**VILLAGE OF MAMARONECK
PLANNING BOARD WORK SESSION SPECIAL MEETING MINUTES
TUESDAY, FEBRUARY 11, 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 February 11, 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
 LOU MENDES

ANTHONY CARR, VILLAGE ENGINEER
 LESTER STEINMAN, PLANNING BOARD ATTORNEY
 SUSAN FAVATE, AICP, BFJ PLANNING

ABSENT: **STEWART STERK (RECUSED)**
 BOB GALVIN (RECUSED)

CALL TO ORDER

Mr. Ianniello called the meeting to order at 7:04 p.m.

OLD BUSINESS

Work Session – Mamaroneck Beach and Yacht Club – Planning Board Review of Draft Scope and related comments for Draft Supplemental EIS (DSEIS) for sewer system construction for property located at 555 South Barry Avenue.

Mr. Ianniello stated there will be no public comment this evening. The work session is for Board members and Consultants to discuss submitted comments. Mr. Steinman and Ms. Favate reviewed submissions by involved Agencies, Village Boards and the public and provided their analysis.

Ms. Favate stated the Draft Final Scope will become the Final Scope when adopted.

Ms. Favate said the applicant was asked to describe the various components of the sewer system. They were also asked to describe what the environmental impact will be if repairs are required. The Harbor & Coastal Zone Management Commission (HCZMC) submitted comments on the sewer system. A description of ownership of land and easements shall be provided. A description and disclosure of the property that the Mamaroneck Beach and Yacht Club (MBYC) does not own shall be provided. Property boundaries are to be identified. Disturbances are to be described, and impacts to Otter Creek examined, including impact on vegetation and wildlife.

HCZMC commented that the impacts of the proposed sanitary sewer system improvements should be analyzed both with and without the improvements sought as part of the 2013 Amended Site Plan Application. The sanitary sewer system should be mapped, including the pipeline.

The Department of Environmental Conservation (DEC) submitted comments requesting that all tidal wetland areas be mapped and identified by category as well as the adjacent area boundaries. Affected acreage or square footage needs to be described and delineated. The Otter Creek Critical Environmental Area (CEA) needs to be assessed. Plans for the protection of trees, and for the protection of wetlands, before and after construction, need to be outlined.

Information and proposed mitigation relating to the permit the applicant will receive from Westchester County Department of Health (DOH) will be provided.

The mitigation of noise before and after construction is to be discussed, and how the sewer system will be maintained after construction.

The alternatives that the applicant presented regarding the alignment along South Barry Avenue and a different alignment along Taylors Lane as relating to the pump station and its location and distance to Otter Creek need to be outlined.

Copies of easements are required and will need to be added to the Appendix.

Mr. Sjunnemark inquired about the impact on Alda Road under the alternatives section.

Mr. Ianniello inquired about an on-site wastewater treatment facility. Mr. Carr said that alternative should be explored further.

Mr. Sjunnemark said that the maximum usage of water needs to be accurate since the Club has been expanding beyond its use by members to include other uses such as vendors coming in for sports activities, children's camps, large social functions such as weddings, etc.

Mr. Sjunnemark said that the last three years of water bills can be looked at for reference. .

Mr. Ianniello inquired about the number of people who use the restroom facilities and that there may only be a few toilets for a large number of people at certain times.

Mr. Carr responded that the DEC has a Blue Book that is used. He noted that leaks in the water service line and the use of a lawn irrigation system also increase water usage.

Mr. Gerety said New York State has a Building Code that requires that there be a certain amount of facilities for the amount of people.

Mr. Wexler stated that this is the applicant's responsibility to provide this data.

Mr. Mendes said the maximum capacity of the entire facility relating to water use needs should include usage in all their buildings. He inquired if a study has been done. Mr. Carr said he will look into and report back.

Mr. Carr said the safety factor needs to be included in the design. He said that it is important to show how the force main will work under pressure; the diameter of the pipes is important in this review. An emergency generator will need to be put in place should there be a system failure.

Mr. Carr said the DOH will review the peak daily flow and will approve the work.

Mr. Ianniello inquired about monitoring the system.

Mr. Carr said an internal, hard-wired alarm will sound if the flow goes up.

Mr. Wexler said HCZMC mentioned that current and proposed FEMA flood maps could be useful for placement of pump stations. Mr. Steinman said information on flood elevations will be provided.

Ms. Favate stated on Page 8 of the Draft Final Scope, that there will be additional language regarding the operation of all facilities.

Mr. Steinman stated that a revised Final Scope would be circulated and asked the Planning Board to review the changes. This matter was placed on the Wednesday, February 12, Planning Board meeting Agenda for adoption.

ADJOURNMENT

On motion of Mr. Sjunneemark, seconded by Mr. Mendes, the meeting was adjourned at 8:00 p.m.

VOTE: 4-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary