

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, FEBRUARY 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 February 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, February 26, 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**

**BOB GALVIN, AICP, VILLAGE PLANNER
ANTHONY CARR, VILLAGE ENGINEER
LESTER STEINMAN, PLANNING BOARD ATTORNEY
BILL GERETY, BUILDING INSPECTOR**

ABSENT: **LOU MENDES**

CALL TO ORDER

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

Mr. Sjunneemark stated that Chairman Ianniello will be joining the meeting shortly.

APPROVAL OF MINUTES – January 22, 2014 Planning Board Meeting

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

VOTE: 3-0

OLD BUSINESS

Continuation of Site Plan review for proposed two-story, 6,219 square foot, mixed use building (retail/office) at 651 East Boston Post Road. Applicant will present traffic study related to on-site circulation and proposed ingress/egress. Planning Board has already noticed its intent to be lead agency for this unlisted action under SEQRA.

Mr. Joseph Genzano, applicant's representative, appeared and stated they have made the recommended changes to the Site Plan.

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

Mr. Genzano said he contacted the property owner of the parking lot adjacent to the subject property. He reported that the owner had no interest in shared parking for the subject property. He also contacted Sobert Realty, the owner of Mamaroneck Plaza across the Post Road. He reported that the owner had no excess available parking. Mr. Sterk thanked Mr. Genzano for looking into the possibility of shared parking for the subject property.

Mr. Michael Kudrzycki, architect, stated a few adjustments were made. There are 14 parking spaces on-site. The curbs were adjusted to open up the width on South Barry Avenue. He discussed changes to the landscaping plan and the positioning of planters.

The architect indicated that the second level of the building will have smaller windows. The facade will be all brick. There will be a double height, corner tower with canopies over the windows. Signage may be placed on the canopy.

Mr. Michael Galante, VP of FP Clark Associates and a traffic engineer, presented the traffic study to the Board. Mr. Sterk commented that the study primarily reflects traffic coming from Rye, rather than from the Village of Mamaroneck. He mentioned that if the first floor is leased for retail, Mamaroneck residents will visit this location and Rye residents probably will not go there to shop.

Mr. Galante said the traffic would enter the parking area on South Barry Avenue and exit onto East Boston Post Road. The intersection of East Boston Post Road and North/South Barry Avenue is signalized.

Mr. Galante stated that for a general office building there will be 10 vehicle trips during weekday morning and 9 vehicle trips during weekday afternoon peak hours. His report also examined peak hour traffic for a mixed office/retail development which would generate 8 morning and 17 afternoon peak hour vehicular trips.

Mr. Galante indicated that there will be a shortage of 11 parking spaces but said there is sufficient on-street parking within approximately 800 feet from the building entrance. He noted there are about 70 spaces within the 800 foot radius.

Mr. Sterk said that the resulting traffic patterns assume that traffic is coming from the east which is a wrong assumption. The leasing of the building could be all office space, or split into retail and office space.

The Board members discussed and agreed if the building is used entirely for offices then the parking becomes less of a problem. If the use is split between retail and business offices, parking becomes a more significant issue. Mr. Sterk said he would not be able to approve the site plan with this unknown. He suggested that the building be one level, or to cut the square footage of the building. Mr. Wexler indicated that he does not agree with the assumption regarding traffic origins. Mr. Wexler said if the usage is split between office and retail, the shoppers will more likely originate from Mamaroneck, and most likely not from Rye.

Mr. Sterk inquired about street parking and if the spaces are on South Barry Avenue and/or the Boston Post Road. Mr. Galante said that the available spaces are broken down in the report. Mr. Sterk remarked that before too long the residents along South Barry Avenue will lobby against parking.

Mr. Steinman said the parking issue will be resolved by the ZBA and there is not much the Planning Board can do at this point.

Mr. Ianniello asked Ms. Oakley if she had any comments. She had no comments.

Mr. Galvin said that the Board has summed up the outstanding issues, and it is a business decision if the applicant wishes to reduce the building size. He mentioned that office space in Westchester County still has a high vacancy rate.

Mr. Ianniello asked that the applicant to return to the Planning Board after they go to the ZBA or otherwise revise their plans.

WETLANDS PUBLIC HEARING

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

Mr. Joe Riina, engineer, and Mr. Glen Ticehurst, landscape architect, appeared for the applicant.

Mr. Ticehurst said there are 24 homes in the neighborhood and 20 have pools. He said the proposed pool is 600 square feet. They have reworked the plan to minimize the impervious Village of Mamaroneck
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surface. They plan is to eliminate the walkways to the water and the pathway to the steps. Walkways leading to the south side of the property also are proposed to be eliminated to reduce incursion into the buffer zone. He said a drastic option would be to take out driveway pavers. He said that the proposed 1,300 square feet of impervious surface increase in the buffer zone has been reduced by 71 percent, resulting in a remaining increase of 378 square feet.

Mr. Riina said that since the previous Planning Board meeting, they have met with the Village Planner and Engineer. He said that the spa will be used year round. The pool equipment will be stored in the garage.

Mr. Sterk commented that their plan involved a large amount of impervious surface to begin with and to now state they reduced it by 71 percent is unsatisfactory. The Planning Board's policy has been to require a 1 to 1 replacement in the buffer zone.

Mr. Ticehurst said there is no seating around the pool. There will be a modest dining terrace, and flagstone around the water area. Mr. Sterk noted there is at least 800 square feet of impervious terrace.

Mr. Ianniello noted that the flagstone area leading to the dock appears to be approximately 300 square feet of impervious surface in the buffer zone.

Mr. Ticehurst said there will be no storm water treatment plan as the water runs off sufficiently.

Mr. Sterk remarked that the plan still needs work. Like applications need to be treated alike, with a 1 to 1 replacement in the buffer zone. Mr. Sterk said all applicants are instructed not to increase the amount of impervious surface.

Mr. Galvin suggested they consider eliminating additional flagstone within the buffer.

Mr. Sterk noted that 378 feet needs to come out of the buffer.

Mr. Steinman suggested they develop two plans, (a) showing a 1:1 reduction of impervious surface entirely within the wetland buffer and (b) showing a 1 to 1 reduction in impervious surface both within and outside the wetland buffer. The Planning Board will then compare the plans and determine if adoption of (a) above would create a hardship.

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

Mr. Ianniello said the public hearing will be continued at the February 26, 2014 Planning Board meeting.

NEW BUSINESS

A. Preliminary discussion on proposed 3 lot subdivision located at 1017 Grove Street. Planning Board will set Public Hearing date for this subdivision.

Mr. Dan Collins, applicant's engineer from Hudson Engineering, appeared and stated this is a three-lot subdivision. All three properties are the same comparable size and being built to Village standards. Each house will be approximately two-stories, 2,700 square feet. This is less than half the FAR permitted. There will be landscaping and lighting all around.

Mr. Ianniello inquired about the cul-de-sac and if it will be a separate street. Mr. Steinman said it would have to be built to Village standards if it were to be offered for dedication to the Village. Mr. Galvin indicated that such streets were typically not accepted by the Village and remained private. That decision would be under the jurisdiction of the Board of Trustees. Mr. Collins said they plan to use the least amount of impervious surface for the roadway. There will be a landscaped, mountable island in the middle of the cul-de-sac. This will also serve to break up the expanse of asphalt in the cul-de-sac and further reduce the development's impervious surface.

Mr. Collins said there will be patios in the rear yards.

Mr. Galvin stated the residential units should be adjusted and moved further away from the property line.

Mr. Steinman suggested that realistic house sizes should be shown on the plat to enable the Planning Board to evaluate the potential environmental impacts of the subdivision.

Mr. Galvin stated that this is an unlisted action under SEQRA. The Board will be responsible for a review of the EAF and any environmental impacts. A building permit is required for any residential units to be built on the site. The subdivision concerns only the subdivision of the lots. The footprints on the plat only assist in evaluating storm water management.

Mr. Collins said the storm water system is designed for a 100-year storm. The sandy soil on the site quickly absorbs water. An increase in impervious surface will not have an impact on storm water. He mentioned that each house will have its own system. He said piping needs to get back into the cul de sac. Water drains down to Grove Street. A Storm water Pollution Prevention Plan (SWPPP) will be required to be reviewed and approved by the Village Engineer.

Mr. Collins said they are considering a water feature such as a pond. Mr. Carr said a pond on the center island is not feasible as the water will run onto the roadway in the wintertime and will freeze.

Mr. Collins said the access road is 24 feet wide. There are sewer and water main extensions. A landscape island is being added to reduce the impervious surface.

Mr. Galvin said that the reservation of parkland or the establishment of a recreation area/playground does not appear to be feasible on the site.

Under these circumstances, if there is a documented need for parkland in the Village, Mr. Steinman said, the Planning Board can impose a fee in lieu of the parkland required.

Public Hearing Scheduled

On motion of Mr. Sterk, seconded by Mr. Sjunneberg, a public hearing is scheduled for March 26, 2014.

Vote: 4-0

Notice for Planning Board to Declare Its Intent to be Lead Agency

Mr. Sterk moved to authorize staff to circulate a Notice for the Planning Board to declare its intent to be Lead Agency, seconded by Mr. Sjunneberg.

Vote: 4-0

B. Site Plan review for proposed generator at 910 Stuart Avenue, Hawthorne Gardens.

Mr. Michael Mastrogiacomo, engineer, appeared for the applicant. He stated the 30 kw generator on a pad is for the apartment building. The quiet, natural gas generator is eight feet from the property line. There is a 6 foot hedge for screening. The engineer presented a survey.

The engineer said the Board of Directors of Hawthorne Gardens made a decision after Super Storm Sandy to acquire a generator for maintaining the boiler, emergency lights, etc. in case of power failure. The generator will not provide electrical service to elevators or individual apartments and appliances.

Mr. Galvin stated this is a Type II action. It is an accessory use to a multi-family residential building.

SEQRA – TYPE II ACTION

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

Vote: 4-0

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: 4-0

Site Plan Approval

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the application for a generator at 910 Stuart Avenue, Hawthorne Gardens, was approved, and subject to approval of the Resolution to be reviewed at the February 26, 2014 Planning Board meeting.

Vote: 4-0

C. Site Plan review of Change of Use application from storage to Math Learning Center located at 1009 West Boston Post Road. All interior work proposed.

Ms. Marianne O’Neil appeared and stated this space was currently used for storage. She said they will occupy one third of the space which is approximately 800 square feet. The front of the two-story building overlooks West Boston Post Road and is across from Mamaroneck High School. The Change of Use is from a storage room to a Math Learning Center. All work will be interior with no changes to the façade.

Mr. Galvin inquired if a survey was provided. Ms. O’Neil responded no.

Mr. Ianniello noted that the drawing is missing and there is just a sketch which is not adequate. Mr. Ianniello stated that the applicant will have to hire an architect to prepare the drawing.

Ms. O’Neill said the space is unattractive at present. She said she wants to open the business as soon as possible.

Mr. Sjunneemark addressed traffic and inquired about parking. Ms. O'Neil said that there are 16 spaces at the rear. The students will be dropped off and parents are not encouraged to stay as they can be a distraction. The age range is from seven to seventeen years. Ms. O'Neill said there will be sparse seating in the waiting room for parents. She said the classroom layout will be open space with no walls. The entrance will be wheel chair accessible. The hours of operation will be from 3 p.m. to 7 p.m. when the students are out of school.

Mr. Galvin said they will need a drawing of the building and will require a building permit to construct the interior space. This drawing of the interior of the building is required for the building department.

Mr. Gerety inquired about parking. Ms. O'Neil said there is parking in the back. Ms. O'Neil said there are approximately 16 spaces in the back. The driveway is to the left and before the traffic signal.

Mr. Galvin said the survey should show square footage of the building spaces, parking, and an aerial view.

Mr. Sjunneemark remarked that the Math Learning Center will be an asset to the community.

The Board members wished her well in her new business.

Mr. Ianniello asked that she submit the documents before returning for the March 12th Planning Board meeting.

D. Site Plan review for Change of Use from Tanning Salon to Dry Cleaners (First Dry Cleaners). All interior work proposed.

Mr. Michael Tiesi appeared for the applicant for a Change of Use from a tanning salon to a dry cleaning business at 626 East Boston Post Road in the Mamaroneck Plaza shopping center. The proposed work will all be interior with no changes to the exterior.

Mr. Tiesi said the space will be split between Beach Bum Tanning Salon and First Dry Cleaners of Mamaroneck. The Dry Cleaners will occupy 2,076 square feet and include a tuxedo rental and shoe repair. The main entrance is from the shopping center's parking lot. He said they need a special use permit from the Zoning Board of Appeals (ZBA). They have appeared before the ZBA at their February 6, 2014 meeting and the hearing was closed.

Mr. Ianniello asked about parking. Mr. Galvin said 42 of the 109 spaces in the parking lot of the shopping center are dedicated to non-restaurant uses based on his review of the Village of Mamaroneck

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previous Harbor Steakhouse application. He also indicated that on Saturday, February 8, 2014, he surveyed the Mamaroneck Plaza parking lot. He verified that there were a total of 109 parking spaces at the center. During the day, however, more spaces will be available for parking than in the evening when the retail spaces are closed.

Mr. Ianniello said a full drawing is required. Mr. Tiesi said they are obtaining an architect and will provide the drawing next week.

Mr. Galvin stated this is a Type II Action under NYS DEC 617.5 (c) (7) since the proposed action is a commercial use less than 4,000 square feet.

SEQRA – TYPE II ACTION

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

Vote: 4-0

LWRP Consistency

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

Vote: 4-0

Site Plan Approval

On motion of Mr. Sterk, seconded by Mr. Sjunneemark, the Application for a Change of Use from a portion of the space of Beach Bum Tanning Salon to a dry cleaning business (First Dry Cleaners) at 626 East Boston Post Road is approved, with the condition that a full drawing be submitted, and subject to approval of the Resolution to be reviewed at the February 26, 2014 Planning Board meeting.

Vote: 4-0

RESOLUTION

A. Review and Approval of Planning Board Resolution for Site Plan for Murphy Brothers Self Storage Facility at 416 Waverly Avenue.

VILLAGE OF MAMARONECK PLANNING BOARD (Adopted February 12, 2014)

**RE: Murphy Brothers Self Storage Facility
416 Waverly Avenue**

Resolution of Site Plan Approval

After due discussion and deliberation, on motion by Mr. Sterk, seconded by Mr. Sjunneberg and carried, the following resolution was adopted:

WHEREAS, on October 10, 2012, East Coast North Properties, LLC, the Applicant, (all references to which shall include and be binding upon the Applicants' successors and/or assigns) submitted to the Village of Mamaroneck Planning Board ("Planning Board") an Application with accompanying documentation seeking a site plan to redevelop a portion of their property to construct a four-story self-storage facility ("Application"); and

WHEREAS, the Applicants' property is located at 416 Waverly Avenue ("Property"), situated within the M-1 Manufacturing District; and

WHEREAS, the Planning Board is familiar with the Property and all aspects of the proposed action and has been satisfied that the site plan will conform to the requirements of the Village Code; and

WHEREAS, the Planning Board has carefully reviewed the application and considered comments from the Village Planner in memorandums dated October 9, 2012, December 11, 2012, and January 22, 2013 as well as an update memorandum to the ZBA dated August 8, 2013, from the Village Consulting Engineer in memorandums dated October 4, 2012, November 12, 2012 and January 18, 2013 and from the Village Landscape Consultant in memorandums dated October 10, 2012, December 7, 2012, January 18, 2013, January 8, 2014 and January 10, 2014, as well as from the public. The Village Engineer has evaluated and approved the Applicant's SWPPP and verbally provided information to the Planning Board at its public meetings on the Application; and

WHEREAS, the Planning Board has requested and reviewed additional submissions from the Applicant regarding traffic circulation on-site, alternate designs, reduction in curb cut widths, and increased setback from Waverly Avenue. The Planning Board also reviewed Applicants' Comparative Environmental Analysis between former and current proposals (dated December 12, 2012) and has reviewed the following set of plans dated September 25, 2012 and revised January 22, 2014, a Long-Form Environmental Assessment Form ("EAF") and a Coastal Assessment Form ("CAF") dated August 24, 2012 prepared by KTM Architects and SWPPP (dated January, 2013) prepared by HEC, Hudson Engineering and Consulting, prepared July 25, 2012 and revised January 14, 2014 as submitted by the Applicant which form a part of the Application:

1. Drawing T-1- *“Site Occupancy and Traffic Plan.”*
2. Drawing A-101 - *“ Site Data and Schematic Design. “*
3. Drawing A-201 – *“Exterior Elevations .“*
4. Drawing A-202 – *“Streetscape Elevations.”*
5. Drawing C-1– *“Stormwater Management Plan.”*
6. Drawing C-2 – *“Details.”*

WHEREAS, duly advertised public meetings on the application were held on October 10, 2012, November 14, 2012, December 12, 2012, January 9, 2013, January 23, 2013, January 8, 2014 and January 22, 2014 at which the opportunity for public comment was offered to all interested parties; and

WHEREAS, the Planning Board determined that the Project was an unlisted action under SEQRA on and directed issuance of a Notice of Intent to be Lead Agency on October 10, 2012, assumed Lead Agency status at its meeting on November 14, 2012, received a referral letter from Westchester County Planning Department with a positive recommendation on November 27, 2012 and issued a Negative Declaration for the proposed unlisted action on January 23, 2013; and

WHEREAS, the Zoning Board of Appeals heard Applicants’ request on May 2, 2013 and July 23, 2013 for variances for FAR and number of stories (under 342-38), loading spaces (under 342-57), and off-street parking (under 342-56) related to the Project and after hearing testimony, and reviewing additional Applicants’ studies, approved said variances on October 3, 2013; and

WHEREAS, the Harbor and Coastal Zone Commission (HCZM) determined on November 20, 2013, that the Project is consistent with the Village’s Local Waterfront Revitalization Program (“LWRP”) pursuant to Chapter 240 of the Village Code; and

Whereas, the Planning Board has completed its review and evaluation of the site plan an application and has fully considered the factors set forth in Village Code and determined that such standards and criteria have been satisfied:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby grants site plan approval for the construction of the new four-story self-storage facility for property located at 416 Waverly Avenue , subject to the following conditions:

(a) The Applicants shall pay all outstanding consultant review fees in connection with the Planning Board review of this Application.

2. When the above conditions have been satisfied, three (3) sets of the above-referenced Village of Mamaroneck
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plans illustrating the approved conditions shall be submitted for the endorsement of the Planning Board Chairman. One (1) set of the endorsed plans will be returned to the Applicants, and one (1) set each will be provided to the Village Building Inspector and to the Planning Board Secretary. Prior to issuance of a certificate of occupancy, the Building Department will verify that the “as built” conditions conform to the final approved site plan.

VOTE: Ayes: Wexler, Sjunneemark, and Sterk
Nays: None
Abstain: Ianniello
Absent: Mendes

PLANNING BOARD
Village of Mamaroneck

Michael Ianniello, Chairman

Date: February 12, 2014

B. Review and Approval of Draft Resolution approving Site Plan for Emergency 20 kw Generator at 14 Kassel Court

VILLAGE OF MAMARONECK PLANNING BOARD
Adopted February 3, 2014

RE: Generator at 14 Kassel Court – Resolution of Site Plan Approval

After due discussion and deliberation, on motion by Mr. Sterk, seconded by Mr. Sjunneemark and carried, the following resolution was adopted:

WHEREAS, on January 22, 2014, Maureen Foulke, 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”) an Application with accompanying documentation, seeking site plan approval for an emergency 20kw generator with transfer switch at the rear of her condominium unit (“Application”); and

WHEREAS, the Applicant is located at 14 Kassel Court within the R 7.5 Residential District; and

WHEREAS, the Applicant is represented by Mark Mosello of Design Lighting by Marks of Stamford, CT. Design Lighting proposes to install an emergency 20kw generator with a transfer switch at the rear of the Applicant’s unit. The generator will be surrounded by an

existing wall and a solid white sound barrier. This proposal ("Project") is described and illustrated on the following plan as submitted by the Applicant which forms a part of the Application:

1. A-1 "Generator Site Plan" prepared by Design Lighting by Marks, as dated August 26, 2013;
2. Coastal Assessment Form ("CAF") dated October 28, 2013, and submitted pursuant to Local Law No. 30-1984;
3. Short-Form Environmental Assessment Form ("EAF") dated October 28, 2013 and revised January 21, 2014; 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 Kassel Court Homeowner's Association ("HOA") in a letter dated August 26, 2013 and submitted as part of the Application approved the installation of an emergency generator at 14 Kassel Court. The proposed generator was approved by the HOA at its meeting held on August 6, 2013 and was subject to 1) the installation being made at the back of the unit, 2) a sound barrier being built at the front of the generator, 3) the generator installed on a concrete pad, and 4) the submission of a situation plan; and

WHEREAS, an Assistant Building Inspector visited the property at 14 Kassel Court and verified in the field the location of the proposed generator and the surrounding existing wall and location of proposed sound barrier in conformity with the site plan and the approval letter submitted by the HOA; and

WHEREAS, the Planning Board has carefully examined the Application and received comments and recommendations from the Village's Planning Consultant as provided in an email memo dated January 21, 2014 and from the Village Attorney; and

WHEREAS, the Applicant has satisfactorily addressed those comments from the Village's Planning Consultant; and

WHEREAS, duly advertised public meetings were held on the application for a site plan approval on January 22, 2014, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, the Planning Board determined on January 22, 2014, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (10); and

WHEREAS, the Planning Board determined on January 22, 2014, that the Project is consistent with the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to Chapter 240 of the Village Code.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Planning Board hereby grants all requested approvals to the Project subject to the following condition:
 - (a) The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application.
2. When the above conditions have been satisfied, three (3) sets of the above-referenced plan illustrating the other approved conditions shall be submitted for the endorsement of the Planning Board Chairman. One (1) set of the endorsed plans will be returned to the Applicant, one (1) set will be provided to the Village Building Inspector and one (1) set will be provided to the Planning Board secretary. Prior to issuance of a certificate of occupancy, the Building Department will verify that the "as-built" conditions conform to the final approved site plan.

VOTE: Ayes: Ianniello, Sjunneberg, Sterk, and Wexler
Nays: None
Absent: Mendes

PLANNING BOARD
Village of Mamaroneck

Date: February 3, 2014

Michael Ianniello, Chairman

Final Scope – Mamaroneck Beach and Yacht Club – Sewer System Construction

Mr. Sterk and Mr. Galvin recused themselves and left the meeting.

Mr. Steinman stated the Planning Board reviewed all comments on the Draft Scope at their Work Session on Tuesday, February 11, 2014 and added language where applicable. He stated public comments were taken at the January 8, 2014 Planning Board meeting and written comments were accepted through January 31, 2014.

Adoption of Final Scope

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the Final Scope for the Draft Supplemental Environmental Impact Statement for the sewer system construction for property located at 555 South Barry Avenue was approved.

Vote:

Ayes: Sjunneemark, Wexler, Ianniello

Nays: None

Recused: Sterk

Absent: Mendes

ADJOURNMENT

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the meeting was adjourned at 9:00 p.m.

VOTE: 3-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary