

**VILLAGE OF MAMARONECK  
PLANNING BOARD MEETING MINUTES  
WEDNESDAY, FEBRUARY 26, 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 26, 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, March 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  
LOU MENDES  
INGEMAR SJUNNEMARK  
LEE WEXLER**

**ABSENT**               **STEWART STERK**

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

**CALL TO ORDER**

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

**APPROVAL OF MINUTES – Special Meeting, February 11, 2014, and Regular Planning Board Meeting of February 12, 2014.**

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the minutes of the Special Meeting of February 11, 2014 were approved.

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

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the minutes of the Regular Meeting of February 12, 2014 were approved.

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

## **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 stated they revised the plan and there will be no additional impervious surface. He stated they achieved a 1 to 1 reduction in the buffer zone.

Mr. Ianniello asked if the Board had any comments. There were no comments. The Chair asked if there were any comments from the public. There were none.

### **Close Public Hearing**

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the Public Hearing was closed.

Vote: 4-0

### **LWRP Consistency**

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

Vote: 4-0

### **Approval of Application for a Wetlands Permit**

On motion of Mr. Sjunneemark, seconded by Mr. Mendes, the application for a Wetlands Permit for construction of an in-ground swimming pool and spa at 1251 Flagler Drive was approved with the condition that an updated drawing be submitted, and subject to approval of the Resolution to be approved at the March 12, 2014 Planning Board meeting.

Vote: 4-0

## **RESOLUTION**

**A. Approval of site plan resolution for a 30kw natural gas-fired emergency generator at 910 Stuart Avenue.**

Vote: 4-0

**B. Approval of Resolution for a Change of Use Site Plan for a Dry Cleaner at 626 East Boston Post Road.**

Vote: 4-0

**Other**

Mr. Galvin stated Harbor & Coastal Zone Management Commission (HCZMC) determined consistency for PLL-S-2013 amending 342-75 of the Zoning Code related to actions requiring site plan approval (Change of Use).

Mr. Steinman gave an LWRP update and stated wetlands jurisdiction may be changed, or at least partly. It is proposed that the Planning Board will have jurisdiction over fresh water wetlands, and tidal Wetlands applications will go to the HCZMC. Mr. Galvin said that in addition to the LWRP Update the wetlands legislation would need to be rewritten.

Mr. Steinman said as an alternative the entire wetlands jurisdiction could be turned over to the HCZMC. The Planning Board acknowledged that they have no objection to splitting the jurisdiction.

Mr. Steinman stated Planning Board comments are due to the Mayor and Board of Trustees before close of business on Friday, March 28.

Mr. Galvin said he and Mr. Steinman will prepare the memorandum.

**ADJOURNMENT**

On motion of Mr. Sjunneberg, seconded by Mr. Wexler, the meeting was adjourned at 7:16 p.m.

VOTE: 4-0

Respectfully submitted,

Anne Hohlweck  
Recording Secretary