

**VILLAGE OF MAMARONECK  
PLANNING BOARD MEETING MINUTES  
WEDNESDAY, MARCH 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 March 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, April 9, 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  
STEWART STERK  
LEE WEXLER**

**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 7:06 p.m.

**APPROVAL OF MINUTES – February 26, 2014 meeting**

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the minutes of the meeting of February 26, 2014 were approved.

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

**OLD BUSINESS**

**Continuation of Site Plan review for proposed one story commercial building located at 651 East Boston Post Road (intersection of South Barry Avenue and East Boston Post Road).**

Mr. Joseph Genzano appeared for the applicant and stated the drawing was revised. The building will be a one-story commercial building. There will be 15 parking spaces. The landscaping plan has been finalized. The traffic flow will be one-way within the complex.

Mr. Genzano said there are changes to the rear sidewalk, a bike rack will be added, a turning curb on East Boston Post Road, and one ADA parking space enlarged to accommodate a van.

Mr. Michael Kudrzycki, applicant's architect, stated the building square footage is being reduced to 2,945. He said no variance is required for the 15 parking spaces. There will be an exit on East Boston Post Road and an entrance from South Barry Avenue into the rear parking lot. The ADA space will be near the western end of the rear parking spaces and will be accessible to the walkway. A smaller tower will remain at the end of the building closest to the intersection. There will be two tenant doors facing East Boston Post Road. The building will be an open space layout. The building could potentially be subdivided. Currently, there are bathroom facilities for one business but a second bathroom can be added depending on tenant requirements.

Mr. Michael Galante, applicant's traffic consultant from FP Clark Associates, stated they have updated the traffic and circulation study. He discussed site access and internal circulation that was noted in his memorandum dated March 6, 2014. Mr. Galante said that exiting movement will be to East Boston Post Road with all movement limited to right hand turns. When entering from South Barry Avenue, all motorists will travel through the signalized intersection at East Boston Post Road to the immediate east of the subject property. He said the development is 'as of right' and meets all Village standards with regard to the number of parking spaces and the size of the building. No off-site road improvements will be necessary.

Mr. Mendes said that the top of the brick building is not attractive. It gives the appearance that the building's top is cut off. He recommended that a cornice and a one foot trim be put on top to add interest and to give a finished look since this is a key building when driving into Mamaroneck. He also recalled that the tower section would be brick and not a different stone. Mr. Ianniello and Mr. Sjunnemark confirmed that change as well.

Mr. Genzano said they still have to go before the Board of Architectural Review (BAR) and will present these comments. Mr. Galvin indicated that the approved plans should include these changes. If the BAR makes changes then the plans will need to be changed for the building department review.

Mr. Wexler addressed the bike rack on East Boston Post Road between the two trees and liked the placement of the rack for six bikes.

Mr. Ianniello suggested that a third tree be added in front by the exit on East Boston Post Road. Ms. Oakley said that she will revisit the site and report back. She and the architect noted there are utility poles, and the tree could interfere with overhead wires over time.

Mr. Sterk noted that it is important that the front entrance to the building on Boston Post Road be prominent and utilized. He said a back entrance from the parking lot could easily be perceived as the main entrance to the building.

Mr. Wexler suggested that the rear sidewalk adjacent to the parking lot be widened. The architect said that it is a standard size five-foot wide sidewalk.

Mr. Ianniello inquired if the planter bed on East Boston Post Road is open. The architect responded yes. The architect said the lighting plan is unchanged from their last discussions. The façade will be lighted with down lighting. There will be two ten-foot light poles in the rear of the building in the parking lot. There will be lighting on the front corners of the building on either side.

Mr. Carr said the Stormwater Management plan is good. He said that updated drawings, 'Will Serve' letters, DOT Highway work permit request, the estimated demand for water, utility plans for water, gas, sewer, pipe size are all outstanding. He is waiting to hear from their engineer. He mentioned that the sanitary sewer water plan is important.

Mr. Gerety recommended the handicap space be moved to the first space closest to the South Barry Avenue entrance. The sidewalk in this area is wider, Mr. Wexler noted. Mr. Genzano said the ADA space will be moved back to space #1 in the area recommended.

Mr. Galvin stated that he will prepare a Draft Resolution for the next meeting. Mr. Ianniello indicated that the following documents are outstanding: Will Serve letters from Westchester Joint Water Works, and Westchester County DEF on the sanitary sewer, cornice and trim design for the top of the building, brick treatment for the tower, Ms. Oakley's review of a third tree to be placed in front near the property's exit to East Boston Post Road, the highway work permit, etc.

Mr. Galvin said this is a Type II Action as it is a commercial structure less than 4,000 square feet.

## **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

### **LWRP Consistency**

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

Vote: 5-0

Mr. Ianniello asked the applicant to submit full drawings with the requested information.

### **Continuation of 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'Neill appeared and stated that the owner has submitted revised plans. There are approximately 13 parking spots behind the building. Mr. Galvin stated rear parking is adequate. Ms. O'Neill said the change of use is from a storage facility to a Math Learning Center.

Mr. Galvin said that he visited the site and that there are actually 16 spaces at the rear. The application is for 800 square feet of retail space. Ms. O'Neill said there are two parking spaces in front of the building. She said there will be at maximum of 20 students and 3 to 4 teachers during sessions. Parents will not be staying on the premises while the children are being instructed. The hours of operation are 3:30 p.m. to 7:30 p.m. from Monday through Thursday, and on Saturday from 10 a.m. to 1 p.m. Mr. Galvin said the applicant submitted a more complete interior plan showing the proposed work space and bathrooms. All work is interior.

### **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

### **LWRP Consistency**

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

Vote: 5-0

## **Approval of Change of Use**

On motion of Mr. Sterk, seconded by Mr. Sjunnemark, a Resolution granting Site Plan Approval for a Change of Use from a storage facility to Math Learning Center at 1009 West Boston Post Road was approved.

The Chair requested that a larger version of the submitted interior plan be provided for signature by the Chair.

## **PUBLIC HEARING**

### **Open Public Hearing on Proposed 3 lot subdivision located at 1017 Grove Street.**

#### **Open Public Hearing**

On motion of Mr. Sjunnemark, seconded by Mr. Sterk, the Public Hearing was opened.

Vote: 5-0

Mr. Michael Stein and Mr. Dan Collins, Hudson Engineering, appeared for the applicant.

Mr. Collins said this property is in an R-5 zone. Each of the three lots proposed to be created will be zoning compliant. There will be a 2 ½ story home built on each lot. A new road will be put in to access the properties off of a cul de sac. The applicant proposes to dedicate the road to the Village. The low point of the topography is on Grove Street. The 28-foot roadway will accommodate emergency vehicles. A landscape plan was submitted and reviewed by the Board's landscape consultant. A landscaped center island will be added in the cul de sac. Mr. Collins said runoff water goes into the catch basins on site. Twice yearly, the Village cleans out the catch basins.

Mr. Collins also discussed stormwater design and water and sewer main extensions. Mr. Carr said a Stormwater Management Maintenance Agreement will be drawn up among the Village and the applicant (binding on the future home owners). The stormwater design is based upon a 25-year storm. The design also includes overflow protections and infrastructure replacements and improvements. The existing catch basins will be replaced. Forty feet of new pipe will be added. A sanitary sewer manhole also will be added.

Mr. Ianniello inquired about the cleaning of the catch basins.

Mr. Stein said after one year a maintenance schedule can be better determined and put in place. There will be a separate infiltration system for each of the three lots. He said the footprint for each home is 1,500 square feet.

Mr. Mendes inquired about an analysis of the drainage area for the neighborhood. The applicant agreed to perform an analysis of off-site drainage over its property. The applicant will also examine additional infrastructure improvements that would benefit the proposed subdivision and neighboring properties. Mr. Carr said that the control of water runoff will improve. He said the off-site topography should be shown on the Site Plan and should be analyzed.

Mr. Wexler addressed the bottom of the hill where the water is running from the Top of the Ridge. Mr. Carr said the catch basin and drainage pipe should be looked at for clogging.

Mr. Stein said the water will remain on site and there will be better control of runoff. Mr. Mendes noted the topography pitches one hundred percent to Grove Street.

Mr. Ianniello asked if there were any comments from the public.

#### **PUBLIC COMMENTS**

Thomas Chin, Hampshire Road resident, inquired about the new road in relation to his house and noted it is close to his property. Mr. Stein said it will be about twenty feet from the resident's property line and that landscaping will be provided for buffering and separation. Mr. Ianniello suggested that a small fence be put up.

Scott Phillips, Top of the Ridge resident, inquired about the duration for construction. Mr. Stein said that each of the three houses will be built at separate times. The duration is 4 to 6 months for each house. He said it will take about two months to put in the roadway. There will be blasting if rock is uncovered. An overall estimate is about two years for the construction of the roadway and three homes.

Susanne Metz, Grove Street resident, stated she moved into her home a few years ago and suffered a major loss from Hurricane Irene. She stated her newly finished basement flooded. She stated the value of her home has significantly decreased and is concerned about water runoff. She said Grove Street is pitched near the Mamaroneck River. Mr. Ianniello stated that the environmental impact of the proposed subdivision must be minimized and water managed.

Michael Asen, resident, stated that three 3,000 square foot homes will not be aesthetically pleasing. The homes are much larger than what is presently in the area. Three new homes are too many. He recommended that the size of each of the three homes be reduced. He also stated that two homes are preferred. Mr. Sjunnemark commented that the Board of Architectural Review (BAR) will have final say on the new construction. Mr. Asen asked for Village of Mamaroneck

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confirmation that a 1,500 square foot footprint translates into a 3,000 square foot house. Mr. Stein said that is accurate. Mr. Asen stated, and another speaker agreed, that this would be out of character with the community.

The residents suggested that the Board members go to the site. The Board members were agreeable to meet at the site on Saturday, March 29, at 9 a.m.

Jocelyn Donat, resident, stated she did not receive a certified letter for this meeting. Several of the residents who were present all confirmed that they did not receive proper notice for this meeting, but only learned of the meeting because of the sign posted on the property.

Copies of the green cards delivery confirmation were entered into the record. They all showed the Post Office delivery confirmation for the residents who indicated that they did not receive the mailing.

Mr. Stein said the change in impervious surface is at 50 percent and noted the roadway is a large piece of impervious surface. Oil trucks, fire trucks, etc. need to access the roadway.

Veronica Kiernan, resident, inquired if there will be backfilling. Mr. Stein responded no. Ms. Kiernan also inquired about blasting.

Mr. Galvin stated that there is a Village Ordinance for blasting. Insurance is required. He suggested that the property owners videotape their property should cracks or any disturbance be found during and after construction.

Karen Colinari, resident, stated that she wants to have open views and does not want heavy landscaping.

Mr. Seffaloni, resident, stated that on Wood Street and Grove Street the storm drains fill and overflow. The Mamaroneck River causes flooding in this area.

Mr. Ianniello stated that this is something that the applicant cannot control. The Village Engineer will be reviewing all documents as well as looking at Village surveys and doing field investigations.

Ms. Oakley said landscaping will be added around the perimeter of the property. There are many varieties of trees and shrubs including Dogwood trees, Cherry trees, Birch trees, Cypress trees, Philodendrons, etc. She said the shrubbery can reach eight feet in height. She stated that she gave the applicant the Tree list that is approved by the Village.

Mr. Ianniello asked if water will be absorbed by the plantings. Ms. Oakley said the large street trees and shrubs will help absorption somewhat.

Mr. Galvin indicated that the Planning Board had previously mailed out Notice of Intent to be Lead Agency for this application. The Board has received no objections and can now declare itself to be Lead Agency for purposes of SEQRA review for the application.

### **Lead Agency Declaration**

On motion of Mr. Sterk, seconded by Mr. Sjunnemark, the Planning Board declared itself to be Lead Agency under SEQRA for the 1017 Grove Street proposed 3 lot subdivision application.

Vote: 5-0

Mr. Stein said that the April 23<sup>rd</sup> Planning Board meeting will work better for the applicant as they require sufficient time to prepare.

The Chair adjourned the public hearing to the April 23, 2014 Planning Board meeting.

### **NEW BUSINESS**

#### **St. John's Evangelical Lutheran Church - Site Plan application for a two-story, 1,230 square foot addition to the existing Church located at 122 Fenimore Road in an R-7.5 Zoning District.**

Mr. Rex Gedney, architect, appeared for the applicant. Reverend Pastor Marvin Henk from St. John's Church and parish council members were present. The architect said the church dates back to 1926. In 1958, an addition was constructed for religious education purposes. This included two classrooms and bathroom facilities. The second floor houses staff offices. The size of the structure no longer serves the congregation's needs. They are not planning to increase the size of the congregation but to make the layout and use of the building more accessible and comfortable. Mr. Gedney said the addition will be 1,230 square feet. The offices on the second floor will be reorganized, and renovations to the existing facility will be done. There will be minimal site plan disturbance during construction.

Mr. Carr stated there were no existing condition issues and confirmed there will be very little disturbance.

Mr. Wexler inquired if there is runoff from the parking lot down the hill. Reverend Henk said there is no runoff from the parking area. Mr. Wexler asked if there is stormwater treatment for the area. The architect responded yes.



Ms. Oakley addressed the landscaping plan. She said a plant list needs to be submitted. The architect said there will be low flowers and the landscaping will be similar to what is presently in place.

Mr. Galvin stated this is a Type II action as it is a non-residential structure less than 4,000 square feet.

### **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

### **LWRP Consistency**

On motion by Mr. Sterk, seconded by Mr. Sterk, the Planning Board determined that the application is consistent with the LWRP.

Vote: 5-0

Mr. Steinman noted that there are Building Department issues that need to be resolved with the building inspector. However, it need not hold up the application. A condition should be added to the Site Plan approval making the approval conditioned upon any variance determined to be needed by the Building Inspector.

### **Site Plan Approval**

On motion of Mr. Sterk, seconded by Mr. Sjunnemark, the application for a two-story, 1,230 square foot addition to the existing Church located at 122 Fenimore Road was approved with the condition that any issues with the Building Department be resolved including any variance that the building department may require, and approval of the Resolution to be reviewed at the April 9, 2014 Planning Board meeting.

Vote: 5-0

Carolyn Pomerance, neighbor, applauded the St. John's congregation for being a good neighbor. She noted however, that parking is very tight in the area and when there are activities at the church, she cannot park in front of her own home. She said the new design is beautiful but church activities impact parking on the block. She said this is a residential neighborhood. Ms. Pomerance noted the church's parking lot is small and has insufficient parking. There also is a safety concern at Fenimore Road and Cortlandt Avenue. The line of Village of Mamaroneck

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sight is not always good because of the volume of parked cars. She mentioned a nearby property (the Christian Science parking lot) is being sold and perhaps the church could purchase it to use for parking. She mentioned the Women's Club also does not have on-site parking and they too use street parking. She suggested that perhaps a meeting of residents and business owners be held to discuss parking. She mentioned the nearby Christian Science parking lot could possibly be used, or a circular driveway could be put on in front of the church property. The Reverend said a circular driveway is not feasible.

Michael Solomon, resident, confirmed there is congestion in the immediate area and it is difficult finding parking.

Jim Wells stated that the addition will not increase membership of the church or the number of students in the school.

Reverent Henk said he wants the neighbors to be happy. He said a group uses the church's facility a couple of times weekly for their AA meeting. This has been going on for over 20 years and is part of the Church's ministry. The Church is enlarging their facility but is not proposing to increase the size of their congregation nor increase traffic.

Todd Friend, resident, stated that parking is compromised when there are weekday evening meetings at the church.

## **RESOLUTION**

**Review and approval of Planning Board Resolution approving a wetland permit related to the construction of a swimming pool located at 1251 Flagler Drive.**

### **RESOLUTION VILLAGE OF MAMARONECK PLANNING BOARD (Adopted March 26, 2014)**

#### **RE: KENNETH AND ELIZABETH TREMAIN, 1251 FLAGLER DRIVE Resolution of Wetland Permit Approval**

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

WHEREAS, on November 13, 2013, Kenneth and Elizabeth Tremain, 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 a wetland permit for construction of a swimming pool within the 100 foot buffer tidal wetlands setback ("Application"); and

WHEREAS, the Applicants' property is located at 1251 Flagler Drive ("Property"), situated within the R-20 Residential District; and

WHEREAS, the Planning Board is familiar with the Property and all aspects of the proposed action and has been satisfied that the wetland permit 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 January 16, 2014, and February 12, 2014, from the Planning Board's landscape consultant in memoranda dated February 12, 2014 and from the Village Engineer in emails dated December 22, 2013, January 19, 2014 and January 22, 2014. and has evaluated the following set of plans and documents prepared by Benedek & Ticehurst, Landscape Architects & Site Planners, P.C.as submitted by the Applicant which form a part of the Application:

1. Drawing SP-1 "*Site Plan for The Tremain Residence*" dated December 18, 2013 and revised February 24, 2014.
2. Drawing SP-2 – "*Details for The Tremain Residence*" dated December 18, 2014.
3. Drawing IC-1 – "*Impervious Coverage Study for The Tremain Residence*" dated January 24, 2014 and revised February 18, 2014.
4. Sheet PH-1 – "*Flagler Drive Aerial Photograph for The Tremain Residence*" dated February 4, 2014.
5. Drawing 1 of 2 – "*Stormwater Management and Erosion & Sediment Control Plan*" prepared by Site Design Consultants dated December 26, 2013 and revised February 11, 2014.
6. Drawing 2 of 2 - "*Details*" prepared by Site Design Consultants dated December 26, 2013 and revised February 11, 2014.
7. Stormwater Pollution Prevention Plan (SWPPP) prepared by Site Design Consultants dated February, 2014. .
8. SEQRA Short-Form Environmental Assessment Form (EAF) dated December 18, 2013.
9. Coastal Assessment Form (CAF) dated November 13, 2013.

WHEREAS, a duly advertised public hearing was opened on January 22, 2014, continued on February 12, 2014 and continued and closed on February 26, 2014 at which the opportunity for public comment was offered to all interested parties; 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 made a determination on February 26, 2014 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 wetland permit application, has fully considered the factors set forth in Village Code 192-14 E and determined that such standards and criteria have been satisfied:

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Planning Board hereby grants a wetland permit for the construction of a swimming pool within the 100 foot buffer tidal wetlands setback at 1251 Flagler Drive, subject to the following conditions:

(a) The Applicant 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 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 Applicant, 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 and conditions of the resolution.

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

**RESOLUTION**  
**VILLAGE OF MAMARONECK PLANNING BOARD**  
**Adopted March 26, 2014**

**RE: 1009 West East Boston Post Road, 1009 W. Boston Post Rd. LLC – 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 24, 2014, 1009 W. Boston Post Rd LLC, 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 a change of use from a portion of the existing first floor space to a Math Learning Center (“Application”); and

WHEREAS, the Applicant’s premises are located at 1009 West Boston Post Road within the C-1 General Commercial District; and

WHEREAS, the Applicant has permission to submit the Application from the owner of the premises and proposes to convert approximately 800 square feet of the first floor of a two story commercial building in to a Math Learning Center. The total square footage on the first floor of the building is 2,496 square feet of retail and storage. The adjacent nail

salon (Rose's Nails) will remain. There are 16 parking spaces provided at the rear, accessed by a driveway on the eastern side of the building. The proposed Application includes only interior renovations and no changes to the building façade, lighting or parking. The operating hours for the proposal ("Project") will be 3 p.m. to 7 p.m. when students will be out of school. The proposed Project is described and illustrated on the following plan as submitted by the Applicant which forms a part of the Application:

1. A101 - *"First Floor Plan – Partial, 1009 West Boston Post Road,"* prepared by MSC Group Architects & Planners, dated February 24, 2014;
2. Coastal Assessment Form ("CAF") dated November 18, 2013, and submitted pursuant to Local Law No. 30-1984;
3. Short-Form Environmental Assessment Form ("EAF") dated November 19, 2013; 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, a duly advertised public meeting was held on the Application for a site plan approval on February 12, 2014 and March 26, 2014, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, the Planning Board has carefully examined the Application and received information from the Village Planner that there are no engineering, landscaping or planning issues related to the Application. The Village Planner indicated that he field verified the existence of 16 parking spaces at the rear of the existing commercial building. He indicated that the Project's parking requirements are not being increased and are being met on-site. The entrance will be wheel chair accessible and a handicapped bathroom is being provided. The Applicant's operating plans encourage the dropping off of the students with parents being discouraged from staying; and

WHEREAS, the Planning Board determined on March 26, 2014, that the Project is a Type II Action pursuant to 6 NYCRR. § 617.5(c) (7); and

WHEREAS, the Planning Board determined on March 26, 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 condition has been satisfied, three (3) sets of the above-referenced plans 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, Sjunneemark, Sterk, Mendes and Wexler  
Nays: None

## **ADJOURNMENT**

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the meeting was adjourned at 10:16 p.m.

VOTE: 5-0

Respectfully submitted,

Anne Hohlweck  
Recording Secretary