

**VILLAGE OF MAMARONECK  
PLANNING BOARD MEETING MINUTES  
WEDNESDAY, JUNE 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 June 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, June 25, 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 (7:15 p.m.)**  
                                  **INGEMAR SJUNNEMARK**  
                                  **STEWART STERK**  
                                  **LEE WEXLER**

**ABSENT:**                   **LOU MENDES**

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

**CALL TO ORDER**

Mr. Sjunneemark called the meeting to order at 7:11 p.m.

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

**APPROVAL OF MINUTES – May 28, 2014 meeting**

On motion of Mr. Sjunneemark, seconded by Mr. Wexler, the minutes of the meeting of May 28, 2014 were approved.

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

**OLD BUSINESS**

**Continuation of Site Plan review of proposal to demolish existing , closed restaurant in a C-1 commercial district and provide a 9 space employee only accessory parking lot for use by the adjacent Equinox Fitness Center.**

Mr. Noto stated that there will be a 30-day waiting period for circulation of the Notice of Intent to be Lead Agency under SEQRA. He said John Canning, Traffic Consultant for VHB, will discuss and provide a description of the parking lot circulation. The lot merger issue is still unresolved and Mr. Noto is addressing the matter with his client.

Mr. Canning said the nine employee parking spaces are located on the west side of the Equinox Fitness Center. The parking entrance is on Old Boston Post Road and the exit is on West Boston Post Road, with a right turn only when exiting. He said peak parking demands occur daily from 9 a.m. to 11 a.m.

Mr. Ianniello inquired about the number of spaces eliminated on the Post Road. Mr. Canning said two. He stated that the possibility of a restaurant reopening at this location has been eliminated due to the installation of an employee parking lot.

Mr. Wexler inquired about the exit curbing that discourages left hand turns. Mr. Canning said that a sign also will be posted stating 'No Left Turn'. He said that together with the No Left Turn sign and angled curbing, that should suffice.

Mr. Ianniello inquired about the north side handicapped ramp and asked if it is set up correctly. Mr. Canning said repairs have to be made to the sidewalk which will include the ADA access.

Mr. Ianniello asked about the utilities to be maintained. Mr. Canning said they will be reset. The cast iron grate will need to be removed to do the work.

Mr. Carr stated there is no change to grading where the storm drain is positioned. There will be little to no adjustment.

Mr. Ianniello inquired about landscaping and asked what will be planted on the strip of soil in the shaded area. Ms. Oakley said that grass is easiest to maintain. Pachysandra is an option.

Mr. Noto remarked that the owner of the lot is part owner of the Equinox lot. Parking will be an accessory use of the lot. The owners do not want to seek a variance. The principal use of the lot needs to be resolved and should be settled by the next meeting.

Mr. Ianniello stated that two parking spaces will be lost on the Boston Post Road and nine spaces will be added in the lot for a net gain of seven spaces.

The Planning Board discussed landscaping matters with the applicant and Ms. Oakley.

Mr. Galvin said the Notice of Intent for the Planning Board to be lead agency was referred on May 29. A thirty day notice period is required. He said SEQRA can be reviewed by the Board and determined at the July 9, 2014 Planning Board meeting.

The matter was adjourned to July 9, 2014.

## **WETLANDS PUBLIC HEARING**

### **Wetland Permit review of revised plans for installation of a swimming pool in the rear yard within the 100 foot wetland buffer at 1411 Flagler Drive in a R-20 residential district.**

#### **Open Public Hearing**

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

Vote: 4-0

Mr. Dan Natchez, Daniel S. Natchez and Associates, appeared for the applicants who also were present. He stated that since there is not a full board, the applicants would request an adjournment to the next Planning Board meeting of June 25, 2014.

He said the pool is being moved northwest towards the garage. The pool equipment will be placed on the garage roof. The steps have been changed. He said there is an increase in conversion of impervious surface to pervious pavers in front of the garage (the pervious area is almost doubled although it is still outside the 100 foot buffer).

Ms. Oakley inquired about the wood composite steps. Mr. Robert Keller, applicant's architect, said it is a small surface pad and the footing is about four inches.

Mr. Natchez said that the pool will be positioned away from the canopy of the Elm tree and the distressed tree. He said no trees will be removed.

Mr. Wexler asked about the placement of the pool on the existing terrace. Mr. Natchez said the pool does not work on the terrace. Mr. Wexler said this remains a big concern.

Mr. Keller said the Code requires placement of a pool ten feet away from a building wall.

Mr. Ianniello asked about a walkway on the survey. Mr. Natchez said it was 11 feet wide by 100 feet long and was removed about ten to fifteen years ago.

Mr. Natchez said many of the homeowners in this area have pools. He said this is not an unusual request and the applicant should not be penalized. He added that this is a small pool.

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

The public hearing was adjourned to the Planning Board meeting of June 25, 2014.

## **PUBLIC HEARINGS**

### **Continuation of Public Hearing (adjourned from May 28, 2014) for a 2 lot subdivision for a two family residence on each lot at 209 Grand Street in a R-4F district.**

Mr. Noto said the parking changes were made as recommended. Landscaping was addressed. Mr. Noto said they are now ready for a preliminary plat approval.

Mr. Sjunnemark asked for confirmation if there will be two cars in the garage, two cars in the driveway and three in the back corner. Mr. Mastrogiacomo, applicant's engineer, responded yes.

It was noted that it will be hard to get in and out due to the positioning of the cars. Mr. Mastrogiacomo said that the drivers will have to exercise caution when backing out or coming in to park.

Mr. Ianniello inquired if the area is grassy on the edges of the driveway. Ms. Oakley said yes. She said grass will be planted two feet around the perimeter.

Mr. Sterk remarked that the revisions to the plan are a major improvement.

Mr. Carr said the utility plan is good and the engineering issues have been addressed.

Mr. Sterk questioned the five-foot strip between parking and the lot line. Mr. Mastrogiacomo said there is curbing and grass.

Ms. Oakley said there will be two Dogwood trees at the street. The curb will extend to the property line and the sidewalk will as well.

The landscape plan will be revised to address the comments by Ms. Oakley in her June 10, 2014 memorandum to the Planning Board.

Mr. Mastrogiacomo said the stone wall has to come out due to the grading of the driveway.

Mr. Ianniello asked that all drawings be re-dated to reflect the same date.

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

### **Close Public Hearing**

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

Vote: 4-0

Mr. Steinman stated that, at the Planning Board's direction, he and Mr. Galvin will prepare the Resolution for approval for the next meeting. Mr. Steinman said that the Resolution would not be voted on until the plan has been finalized.

### **Resolution**

On motion of Mr. Sjunneberg, seconded by Mr. Sterk, the Resolution for a 2-lot subdivision for a two family residence on each lot at 209 Grand Street in a R-4F district will be prepared and ready for approval at the June 25, 2014 Planning Board meeting assuming the revised plans are acceptable to the Planning Board.

Vote 4-0

### **Continuation of Public Hearing (adjourned from May 28, 2014) for proposed 3 lot subdivision located at 1017 Grove Street in an R-5 residential district.**

Mr. Marc Castaldi, property owner, appeared with Mr. Dan Collins, Hudson Engineering. Mr. Castaldi said they have explored different options for the layout of the subdivision. Three issues explored in each of the three new alternatives presented include 1) decreasing the amount of impervious surface, 2) altering the building envelopes to minimize facing surrounding properties and 3) reducing the buildings' mass.

Mr. Dan Collins said the original layout consisted of three lots around a cul-de-sac and is Code compliant. This layout included a 24-foot landscaped center island. In the first alternative, the "Shortened Cul-de-Sac", he indicated that the amount of pavement has been reduced from 6,107 square feet to 5,864 square feet. The lane in the back of the cul de sac has been reduced. In the second alternative, "the Hammerhead", the driveway with a hammerhead turn around is 26-feet wide. The road is being moved into the property which reduces the lot sides. The road within the Right of Way is a large piece of pavement, however, and does not meet all Village codes. The third alternative, the "26 Foot Wide Access Road" is a 26-foot wide shared roadway. This alternative reduces the impervious surfaces by approximately 50 percent and provides for staggering the three footprints with none facing an existing surrounding residence.

Mr. Ianniello asked for complete specifications for the alternative designs.

Mr. Collins indicated that a memo has been submitted which speaks specifically about the individual alternatives and the impacts of each design layout.

Mr. Sterk asked what the obstacle was in preventing the subdivision moving closer to Grove Street. Mr. Castaldi said fifty feet frontage is required by Village Code.

Mr. Ianniello asked for the size of each of the three proposed homes. Mr. Castaldi said around 2,400 to 3,000 square feet.

Mr. Sterk said a condition for approval should be the size and location of each home.

Mr. Steinman discussed the respective roles of the Board of Architectural Review and the Planning Board with regard to the size and placement of the homes.

Mr. Wexler talked about building two houses rather than three. Mr. Castaldi said their application for three homes is Code compliant. He said the three homes will not be identical in design. He stated his plan is to build three homes and will make reasonable adjustments according to recommendations by the Planning Board, and other Village officials so as not to cause conflict with the neighbors.

Mr. Ianniello asked if the property is in a flood zone. Mr. Castaldi responded no. Mr. Carr said the flood zone is on the other side of Grove and not specifically on the subdivision side.

Mr. Castaldi stated that the Fire Department recommended a 26-foot wide roadway which is in the Village Code. He said that two cars should be able to pass each other.

Mr. Galvin suggested that the applicant meet with the Village engineer and building inspector to review the designs. He also indicated that the 26 foot width is not in the NYS fire code due the height and the single family nature of the residences. He also indicated that the Planning Board has approved a 24 foot width for similar subdivisions in the past.

Mr. Galvin said that when plowing the roadway in the winter, there has to be consideration for putting the snow in a particular area. Whether the road is public or private, the Village's policy has been to pick up garbage on these roads. However, the Village does not perform snow plowing on private roads.

Mr. Sterk recommended moving the driveways to the other side of the houses. He suggested that the driveways be redesigned so that the neighbors do not have a close view of them.

Mr. Ianniello suggested flipping the driveway as well as the porch.

Mr. Castaldi stated he does not want to disadvantage the new owners or deter the sale of the homes.

Mr. Ianniello recommended reducing the amount of driveway so that the houses fit better within the neighborhood.

Mr. Galvin said that it appears that the Board believes that the "26 Foot Wide Access Road" alternative is an improvement.

Mr. Sterk said further clarification on zoning compliance is needed.

Mr. Ianniello asked that they continue to work on tweaking the design and to present new sketches for the next meeting.

Ms. Susanne Metz, resident, said to consider who will take care of the stormwater area.

Mr. Carr said there will be a Maintenance Agreement in place that is reviewed and deemed acceptable by Village counsel.

Mr. Ianniello remarked that the developer has the right to put up three homes.

Mr. Steinman said to send the new materials to Mr. Galvin who will distribute to the Board.

The applicant's representatives will meet with the building inspector and Village engineer to discuss the proposed designs and zoning and subdivision regulation compliance issues.

The Board requested that the applicant come back to the Planning Board at its July 9<sup>th</sup> meeting at which time the public hearing will be continued.

## **ADJOURNMENT**

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

VOTE: 4-0

Respectfully submitted,

Anne Hohlweck  
Recording Secretary