

**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY, JANUARY 14, 2015 – 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 January 14 2015. 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 Meeting of the Planning Board of the Village of Mamaroneck is scheduled for Wednesday, January 28, 2015 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: **STEWART STERK, CHAIRMAN**
 INGEMAR SJUNNEMARK
 LOU MENDES
 LEE WEXLER

BOB GALVIN, AICP, VILLAGE PLANNER
DANIEL GRAY, BUILDING INSPECTOR
LESTER STEINMAN, PLANNING BOARD ATTORNEY

CALL TO ORDER

Mr. Sterk called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES –

Review of Draft Minutes for Planning Board Meeting of December 10, 2014.

On motion of Mr. Sjunneemark, seconded by Mr. Mendes, the minutes of the meeting of December 10, 2014 were approved.

Vote: 4-0

Review of Draft Minutes for Planning Board Special Meeting of December 18, 2014.

On motion of Mr. Sjunneemark, seconded by Mr. Mendes, the minutes of the meeting of December 18, 2014 were approved.

Vote:

Ayes: Sjunneemark, Mendes, Wexler
Nays: None
Recused: Sterk

OLD BUSINESS

151 Mamaroneck Avenue

Site Plan review for renovation and conversion of existing four-story building into twelve residential units and two levels of retail space with no change to parking in a C-2 Central Commercial District. Special permit required for housing in the C-2 District under 342-50.

Mr. Paul Noto, applicant's representative, appeared along with the applicant's architect, Philip Fruchter, of Papp Architects, P.C. Mr. Noto stated that the site plan was revised in accordance with recommendations made by the Planning Board. The number of units was reduced from twelve to ten, 8 one bedroom and 2 two bedroom units. A variance is required for one additional parking space.

Mr. Fruchter said there were modifications to the rear building elevation. The brick wall will not extend all the way up. There is no change to the facade. A second variance (5 feet) is required for the height. He said the roof height is 75.5 feet from grade compared to 87 feet for The Regatta for a difference of 12 feet.

The architect said the two bedroom units will be on the upper floor and in the rear of the building.

Mr. Galvin stated a SWPPP is not required since the land disturbance is less than 1,000 square feet. A storm water and erosion control plan will need to be reviewed and approved by the Village's consulting engineers.

Mr. Sjunneemark said that the 2 two-bedroom units require 1 ½ spaces. Currently there are ten parking spaces. There will be a variance required for one parking space.

Mr. Sterk noted that the last floor adds ten feet of height to the existing building. Mr. Sjunneemark commented that viewing the building from the front, and from the rear, is a different experience. Mr. Sterk asked if this building will be visible from The Regatta. The architect responded yes.

Mr. Galvin suggested that the use of triple pane window glass and noise-resistant glass be made a condition of approval. Mr. Noto stated that at *BelleFair* near the County airport, this type of glass has worked very well.

Mr. Wexler inquired where exactly parking is located in relation to the back of the building. The architect pointed out the parking area on the diagram and gave details. He said residents will drive in from Prospect Avenue. Mr. Galvin asked for the size of the eleven parking spaces. The architect said each space will be 8 ½ feet by 19.

Mr. Wexler asked about a bike rack. The architect said a rack could be put in on the side. The architect said there also will be a storage area in the basement as an option.

Mr. Sterk inquired about the pitch of the alleyway. The architect stated that it slopes downward and there is a seven foot change in grade over its fifty feet in length.

The gray area on the diagram was addressed. Mr. Noto stated that there were cross easements with the adjoining property. The Planning Board requested that he provide copies of these easements and title information for all property to be utilized as part of the proposed uses. The architect stated that a portion of the gray area is owned by the Village. Mr. Galvin said there have been discussions to refurbish the firehouse on Mamaroneck Avenue in front of that designated area.

The architect said the bedrooms all have windows facing the rear and optional windows facing the firehouse. Brick and granite is proposed for the building exterior. He said there is a basement and lower level. Presently, the elevator only goes to the lower level. This was discussed at length. The Planning Board suggested, and the architect agreed, that the elevator should be extended to the basement. Mr. Gray said that a hydraulic lift elevator works well for three to four floors.

Mr. Mendes said there could be issues getting food and supplies from the basement to the restaurant without an elevator. It could pose a hardship in having to take stairs.

The architect said the restaurant will get deliveries from the rear of the property. Mr. Galvin suggested that a traffic and parking specialist be hired to review the area for parking, restaurant deliveries, etc.

Mr. Mendes expressed concern about traffic backing up on Prospect Avenue due to a new restaurant and the new residents. He also expressed concern regarding potential conflicts between pedestrians, delivery vehicles and the ingress, egress and parking of residents' cars.

Mr. Sterk asked about garbage pick up. The architect said the garbage will be stored in the basement until pick-up day. The Board members agreed that with a restaurant and ten units that there could be substantial garbage stored in the basement. The architect said

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there is no dumpster outside. The garbage hauler will come into the building and take out the garbage stored in plastic bins.

Mr. Mendes suggested further separating the two entrances. .

He commented that the front entrance looks good but it may be flanked with cars. The architect said an attractive entrance can be added in the rear of the building coming in from a parking level. There is a walkway behind the building that connects to the doors. The primary entrance will remain on Prospect Avenue.

Mr. Sterk recapped and said a traffic and parking study should be conducted by a consultant. Investigate moving the service entrance to the side of the building that borders Village property. Mr. Sjunneemark said that it should be looked into if delivery and garbage trucks can park in the rear which could interfere with firehouse or Village activity. Mr. Galvin asked that pictures of the back of the building be provided for the February 11th meeting.

Mr. Noto said they cannot get to the Zoning Board of Appeals (ZBA) until the March meeting. They are seeking two variances for parking and building height.

Motion to Declare Planning Board as Lead Agency

On motion of Mr. Wexler, seconded by Mr. Sjunneemark, the Planning Board declared itself to be Lead Agency under SEQRA.

Vote: 4-0

The matter was scheduled for continued discussion at either the January 28th or February 11th Planning Board meeting depending upon the timing of additional submissions to be made by the applicant.

Review of Draft LWRP

The draft LWRP will be provided to the Board members. After the members have had a sufficient time to review the Draft LWRP, a discussion of the document will be placed on an upcoming agenda.

ADJOURNMENT

On motion of Mr. Mendes, seconded by Mr. Sjunneemark, the meeting was adjourned at 8:05 p.m.

Vote: 4-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary