

MINUTES OF A PUBLIC HEARING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MAMARONECK HELD ON TUESDAY, MAY 26, 2009 AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK

PRESENT:	Mayor	Kathleen Savolt
	Trustees	Thomas A. Murphy Toni Pergola Ryan John M. Hofstetter Randi Robinowitz
	Village Manager	Richard Slingerland
	Village Attorney	Janet Insardi
	Police Department	Edward Flynn
	Clerk-Treasurer	Agostino A. Fusco
ABSENT:		None

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Board of Trustees of the Village of Mamaroneck on the 26th day of May, 2006, at 7:30 p.m., or as soon thereafter as all parties can be heard, at the municipal building located at 169 Mount Pleasant Avenue, Mamaroneck, New York, to consider PROPOSED LOCAL LAW NO. 7-2009, a local law amending Section 342-6 (Zoning Map) of Chapter 342 (Zoning) of the Code of the Village of Mamaroneck by reclassifying a .25 acre parcel containing the Mamaroneck Train Station building, located at One Station Plaza (a portion of Section 9, Block 2, Lot 2A on the tax map of the Village of Mamaroneck), from an R-20 One-Family Residence District Zone to a C-1 General Commercial District Zone to permit the rehabilitation and reuse of the Mamaroneck Train Station.

PLEASE TAKE FURTHER NOTICE that a copy of Proposed Local Law No. 7-2009 is on file with the Clerk-Treasurer of the Village of Mamaroneck.

PLEASE TAKE FURTHER NOTICE that at said public hearing, all persons interested will be given an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES OF
THE VILLAGE OF MAMARONECK, NEW YORK

Agostino A. Fusco
Clerk-Treasurer

Dated: May 18, 2009

On motion of Trustee Hofstetter, seconded by Trustee Murphy:

RESOLVED that the Public Hearing on Proposed Local Law 7-2009 be and is hereby opened.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

Mr. Norman Rosenblum of Carroll Avenue appeared. Mr. Rosenblum is in favor of the proposed local law; however, wanted to bring attention to how long the process takes. He stated that this application first came before the Board almost 10 months ago. He believes that the process should be expedited and should be looked at.

Mr. Irving Scharf of Richbell Road appeared in favor of the rezoning.

Ms. Insardi noted for the record that this matter was referred to the County in accordance with General Municipal Law and the County Administrative Code and they have sent a letter dated May 21 indicating that this is a matter for local determination in accordance with the community's planning and zoning policies; however, Ms. Insardi noted that they have previously reviewed this application in the context of the SEQRA review and they were in favor of this application because it permits the adaptive reuse of the Mamaroneck Train Station. Ms. Insardi also clarified for the record that this application has been referred to the Planning Board, Zoning Board and Harbor and Coastal Zone Management Commission in connection with the proposed rezoning of the property. All have reacted positively to this application. Ms. Insardi stated that the Board has completed its SEQRA review and if it so chooses, after hearing from the public, can close the hearing and adopt the law.

Mr. John Verni, owner of the building appeared. He thanked the Board for their support during this process and looks forward to beginning construction and bringing this historic asset back to life for the community. He stated that the project should take between 6-9 months to complete.

Trustee Ryan believes that this a win-win situation and that it is a great adaptive reuse of the building. She is glad that the Verni brothers saw the potential in bringing this building back to her previous beauty and looks forward to it energizing the entire neighborhood.

Trustee Hofstetter inquired about a staging area for construction vehicles during construction. Mr. Verni stated that they did speak with Metro North about taking a couple of parking spots on either side of the building for their staging area.

On motion of Trustee Ryan, seconded by Trustee Robinowitz:

RESOLVED that the Public Hearing on Proposed Local Law 7-2009 be and is hereby closed.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

On motion of Trustee Murphy, seconded by Trustee Ryan:

RESOLVED that Proposed Local Law 7-2009 be and is hereby adopted and shall read as follows:

LOCAL LAW 6-2009

A local law amending Section 342-6 (Zoning Map) of Chapter 342 (Zoning) of the Code of the Village of Mamaroneck by reclassifying a .25 acre of property containing the Mamaroneck Train Station located at One Station Plaza from an R-20 One-Family Residence District Zone to a C-1 General Commercial District Zone to permit the rehabilitation and reuse of the Mamaroneck Train Station.

Be it enacted by the Board of Trustees of the Village of Mamaroneck as follows:

SECTION 1. Section 342-6 (Zoning Map) of Chapter 342 (Zoning) of the Code of the Village of Mamaroneck is hereby amended by reclassifying a .25 acre parcel located at One Station Plaza (part of Section 9, Block 2, Lot 2A on the tax map of the Village of Mamaroneck) from an R-20 One-Family Residence District Zone to a C-1 General Commercial District Zone to permit the rehabilitation and reuse of the Mamaroneck Train Station.

SECTION 2. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

SECTION 3. This Local Law shall become effective immediately upon filing in the office of the Secretary of State.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt
Nays: None

RESPECTFULLY SUBMITTED BY:

AGOSTINO A. FUSCO, CLERK-TREASURER