

MINUTES OF A PUBLIC HEARING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MAMARONECK HELD ON TUESDAY, DECEMBER 8, 2008 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	Leonard M. Verrastro
	Village Attorney	Janet M. 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 8th day of December, 2008, 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 a petition for a change of zone for the Mamaroneck Train Station, a 10,932 square foot parcel, located at One Station Plaza, in 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 building.

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: November 24, 2008

On motion of Trustee Ryan, seconded by Trustee Hofstetter:

RESOLVED that the Public Hearing on the Rezoning of the Mamaroneck Train Station be and is hereby opened.

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

Ms. Insardi gave a brief background on this project. The Board of Trustees, at a previous meeting, had declared itself Lead Agency and had distributed their letter of intent to interested and involved agencies according to SEQRA. After the 30-day waiting period, Mr. John Verni, owner of the property went before the Planning and Zoning Boards and Harbor and Coastal Zone Management Commission.

The Board of Trustees has received recommendations from these Boards and Commission. This evening, the Board will hear public comment and can make its determination of significance in accordance with SEQRA at this or some future point.

Messrs. John and Chris Verni appeared before the Board. Mr. John Verni gave a review of their application process thus far.

Mr. Norm Rosenblum of Carroll Avenue appeared in support of the application and rezoning of the area.

Mr. Frank Fish, with BFJ Consultants appeared. Mr. Fish suggested that after the public hearing is closed, the Board make a declaration of significance, either a Negative or Positive declaration. A Negative Declaration would state that there is no adverse environmental impact. Once that is done, this would end SEQRA. Mr. Fish believes that there are only positive environmental benefits from this project. For the Board to make their declaration of significance, Part II of the Environmental Assessment Form needs to be completed. This can be drafted by Ms. Insardi and Mr. Fish for the Board's review before their next meeting. At that point, the Board can make their determination of significance. The only issue that Mr. Fish sees is how they are going to treat lunchtime parking. There have been two options given by the applicant, valet and stacked parking. From an aesthetic viewpoint, Mr. Fish suggests avoiding stacking. The decision on parking may be kept with this Board or they may leave that decision to another Board. Trustee Murphy believes that this situation can be remedied by the Planning Board.

Ms. Insardi stated that the applicant has volunteered mitigation sufficient of this issue so that the Board may feel comfortable moving forward with the rezoning and leaving the parking issue to either the Planning or Zoning Board.

Mr. Verni clarified that there are five possibilities to alleviate the lunchtime parking issue. They are: changing the intended use to not include lunch, re-striping the area where their 11 spaces are located, changing some of the meters from 12 hours to 1-2 hours, valet or stacking.

On motion of Trustee Robinowitz, seconded by Trustee Hofstetter:

RESOLVED that the Public Hearing on the Rezoning of the Mamaroneck Train Station Building be and is hereby closed.

Ayes: Robinowitz, Hofstetter, Ryan, Murphy, Savolt

Nays: None

PREPARED BY:  
SALLY J. ROBERTS,  
SECRETARY

RESPECTFULLY SUBMITTED BY:  
AGOSTINO A. FUSCO,  
CLERK-TREASURER