



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY MAY 13, 2020 7:00 PM ONLINE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on May 13, 2020. The full public record of this Meeting is the audio/video recording made of this meeting

https://lmcmedia.org/videos_list/village-of-mamaroneck-planning-board-meeting-5-13-20/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for May 27, 2020 at 7:00 P.M. online.

PRESENT: **KATHLEEN SAVOLT, CHAIR**
 CINDY GOLDSTEIN
 LOU MENDES
 RICHARD LITMAN
 JOHN VERNI

GREG CUTLER, VILLAGE PLANNER
 CHRISTY MASON, PLANNING BOARD ATTORNEY
 BRIAN HILDENBRAND, VILLAGE CONSULTING ENGINEER

EXCUSED: **NONE**

CALL TO ORDER

Chair Savolt called the meeting to order at 7:00 p.m.

1. APPROVAL OF MINUTES

Review of revised draft minutes from the 3/12 and 3/25/20 meetings

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the minutes for the March 12th meeting with the correction on page 16 noted by Ms. Goldstein.

Ayes: Mr. Verni, Mr. Litman, Mr. Mendes, Ms. Goldstein, Chair Savolt

Nays: None

Excused: None

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board approved the minutes for the March 25th meeting with the correction on page 26 noted by Ms. Goldstein.

Ayes: Ms. Goldstein, Mr. Mendes, Mr. Litman, Mr. Verni, Chair Savolt

Nays: None

Excused: None

2. CONTINUED PUBLIC HEARING AND CONSIDERATION OF RESOLUTION

A. 1 SHORE ROAD, 5W-2019, NAUSET LLC FOR SEA 146 LLC WETLANDS PERMIT REVIEW (Section 4, Block 77, Lot 25-1A) CONTINUED SITE PLAN REVIEW, CONTINUED PUBLIC HEARING ON WETLANDS PERMIT AND REVIEW OF FLOOD PLAIN DEVELOPMENT VARIANCE APPLICATION –

Application for a Wetlands Permit, Marine Structures Permit, Site Plan review and Flood Plain Development Variance to construct an addition to the existing residence with alterations to the existing single family home, construct a new garage, gatehouse, a pier, boat lift and two docks. The Applicant is also proposing to replace the existing pool, spa, patio areas and septic system and reconstruct portions of the driveway, install new stormwater management improvements and new wetland buffer plantings. The property is located in the R-15 Residential District.

- 9/25/19 Initial PB review and Opened PH
- 10/30/19 HCZMC Preliminary Review
- 11/13/19 PB Site Plan Review & SEQRA Type II Action
- 12/18/19 HCZMC Review, 2/1/20 HCMZC Site Visit, 2/25/20 HCZMC Review
- 4/1/20 HCMZC Consistency Determination
- 4/22/20 PB Continued PH
- 5/13/20 PB continued PH and Consideration of DRAFT resolution

Tony Gioffre, Esq. addressed the Board:

You have a draft resolution of approval in front of you with 2 options. I don't believe there's anything additional we need to respond to. We ask that you close the Public Hearing and take favorable action on this application.

The Board didn't have any questions for the applicant.

There was no public comment.

On motion of Mr. Litman, seconded by Mr. Verni and carried, the Board closed the Public Hearing for the 1 Shore Road application.

Ayes: Mr. Litman, Ms. Goldstein, Mr. Mendes, Mr. Verni, Chair Savolt

Nays: None

Excused: None

Chair Savolt stated we have a draft resolution that has 2 options. HCZM gave partial consistency to this project as they continue to review the Marine Structures Permit. If we pass it tonight, it will be a bifurcated matter.

Ms. Goldstein noted multiple issues with the citations to the Code, some wrong, some incomplete. The resolution should have more of a chronological listing.

Mr. Cutler explained that the first page and the first 3 paragraphs of the second page were taken from the HCZMC resolution and is to provide background on the project. It's not in chronological order because September 13th is when the Planning Board actions started.

Ms. Mason stated that she believes the citations are correct on the HCZMC resolution. She will check all the Code citations in the document.

A majority of the Board didn't feel comfortable approving the resolution at this meeting.

- B. 650 VAN RANST PLACE, 4PBSP-2020, HOWARD MARTIN FOR SHELDRAKE RIVER REALTY, SPECIAL PERMIT** (Section 8, Block 83, Lot 15) CONTINUED PUBLIC HEARING ON SPECIAL PERMIT Application for a TOD Special Permit to construct a new 2 story single family residence partially over the existing foundation (C-1 District)
- 3/5/2020 ZBA Granted Variance
 - 3/25/2020 Open Special Permit Public Hearing
 - 5/13/2020 PB continued PH and Consideration of DRAFT resolution

Frank Marsella, R.A. addressed the Board:

- A landscape plan has been submitted
- TerraBella's comments have been addressed

There was no public comment.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board closed the Public Hearing.

Ayes: Mr. Verni, Ms. Goldstein, Mr. Litman, Mr. Mendes, Chair Savolt

Nays: None

Excused: None

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board approved the resolution as amended.

Ayes: Mr. Mendes, Mr. Litman, Ms. Goldstein, Mr. Verni, Chair Savolt

Nays: None

Excused: None

3. WETLANDS PUBLIC HEARINGS

- A. 22 LAKE ROAD, 1W-2020, HIRSHBERG WETLANDS PERMIT** (Section 4, Block 79, Lot 24) OPEN PUBLIC HEARING ON WETLANDS PERMIT Application for a Wetland Permit to remove an existing 400 square foot elevated wooden deck and replace it with a 745 square foot elevated deck and stairs to grade. (R-15 District)
- 5/13/2020 Initial PB review, Open Wetland Permit PH, Type SEQRA Action

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board opened the Public Hearing.

All in favor?

Aye.

None opposed or excused

Eric Jacobsen, R.A. addressed the Board:

- The 400 s.f. wood deck is in desperate need of replacing
- The property is on the Van Amringe Lake (the Mill Pond)
- The existing deck extends into the rear yard zoning setback by several feet
- The new deck will be 745 s.f. and will not encroach in the rear yard setback
- Mr. Hildenbrand had 2 comments which we will take care of
- All of the excavation will be done by hand

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- The new deck will be constructed with composite deck boards and pressure treated framing lumber, like Trex

Mr. Cutler recommended that it be typed as a Type II Action as it's a single-family home.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board typed the application as a Type II Action under SEQRA.

Ayes: Mr. Verni, Ms. Goldstein, Mr. Litman, Mr. Mendes, Chair Savolt

Nays: None

Excused: None

The application will proceed to HCZMC for a Consistency Determination.

B. 1165 GREACEN POINT ROAD, 2W & 4SDP-2020, WILLIAM & ELISABETH FEDNYA WETLAND PERMIT AND SITE PLAN APPROVAL (Section 9, Block 93A, Lot 10) TOWN (Section 9, Block 50, Lot 373) OPEN PUBLIC HEARING ON WETLANDS PERMIT Application for a Wetlands Permit and Site Plan Approval to demolish the existing structure and construct a new residence on site. The new residence will be constructed within an area that has previously been developed. The site will be served by an on-site wastewater treatment system (septic system) and be provided with water from a public water main on Greacen Point Road. (R-20 District)

- 5/13/2020 Initial PB review, Open Wetlands Permit PH, Type SEQRA Action

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board opened the Public Hearing.

All in favor?

Aye.

None opposed or excused

Rich Cordone of JMC Site Development Consultants addressed the Board:

- He shared a rendering, maps and pictures on screen
- The existing home is 1 ½ stories, the new one will be 2 ½ stories
- The footprint will be approximately 3,654 s.f.
- The lot is just over an acre in size
- The new house and driveway will be generally in the same location as the existing
- Fill will be imported to construct the septic system in accordance with Westchester County Department of Health regulations
- Fill will also be placed around the building to meet the finished floor elevation of 16
- The work in the wetland buffer will be approximately 13,000 s.f.
- Some small trees have been removed, some others will be removed
- He gave the Board members permission to visit the site

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board typed the application as a Type II Action under SEQRA.

Ayes: Mr. Verni, Ms. Goldstein, Mr. Litman, Mr. Mendes, Chair Savolt

Nays: None

Excused: None

There was no public comment pertaining to the application.

The application will proceed to HCZMC for a Consistency Determination.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board adjourned the meeting at 8:05 p.m.

All in favor?

Aye.

None opposed or excused