



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY OCTOBER 28, 2020 7:00 PM ONLINE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on October 28, 2020. The full public record of this Meeting is the audio/video recording made of this https://lmcmedia.org/videos_list/village-of-mamaroneck-planning-board-meeting-10-28-20/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for November 12, 2020 at 7:00 P.M. online.

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

CHRISTY MASON, PLANNING BOARD ATTORNEY
BRIAN HILDENBRAND, VILLAGE CONSULTING ENGINEER
FRANK TAVOLACCI – VILLAGE BUILDING INSPECTOR
WILLIAM LONG – VILLAGE DIRECTOR OF PLANNING
AMBER NOWAK – VILLAGE ASSISTANT PLANNER
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT

EXCUSED: NONE

CALL TO ORDER

Chair Savolt called the meeting to order at 7:03 p.m.

1. APPROVAL OF MINUTES

A. The Planning Board will review the minutes from the June 24, 2020 meeting

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the minutes from the June 24, 2020 meeting were approved.

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

Nays: None

Excused: None

2. CONTINUED PUBLIC HEARINGS

- A. 355 PHILLIPS PARK ROAD, CAPPETTA, INC., (Section 9, Block 19, Lot 18C1) located in the C-2 District SITE PLAN AND SPECIAL USE PERMIT** Application to construct a 3-story mixed-use development with six 1-bedroom dwelling units and 995 square feet of ground floor retail space. The applicant seeks to provide 1 Fair and Affordable Housing Unit pursuant to Chapter 342-50(B)(6) of the Village Code.

Chair Savolt:

- We had some loose ends with the landscape plan, which is still dated March
- We have a draft resolution

Christie Addona of Silverberg Zalantis:

- We revised the landscape plan in coordination with Ms. Oakley
- I believe it says last revised October 16, 2020
- We've reviewed the draft resolution and think it's great as is
- We request the Board close the public hearing and vote on the resolution

Ms. Goldstein noted 2 minor clarifications to be made to the resolution.

There was no public comment.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the public hearing was closed.

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

Nays: None

Excused: None

- B. 22 LAKE ROAD, RAZY HIRSCHBERG, (Section 4, Block 79, Lot 24) located in the R-15 Zoning District WETLANDS PERMIT** Application to replace and expand an existing deck within the wetlands.

Chair Savolt noted that the property isn't in the wetlands as the agenda says, it's in the wetlands buffer zone.

The applicant wasn't present.

There was no public comment.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the public hearing was closed.

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

Nays: None

Excused: None

Planning Board Meeting

October 28, 2020

Page 2 of 3

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

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

Nays: None

Excused: None

3. EXECUTIVE SESSION/ADVICE OF COUNSEL

A. Pursuant to Article 7, Section 105(f) of New York State Public Officers Law, the Planning Board will host an Executive Session to discuss a personnel matter.

The Board went into Executive Session with the Village Planner at 7:15 p.m.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board returned from Executive Session at 7:55 p.m.

All in favor?

Aye.

None opposed.

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the meeting was adjourned at 7:56 p.m.

All in favor?

Aye.

None opposed.