



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
THURSDAY NOVEMBER 12, 2020 7:00 PM ONLINE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on November 12, 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-11-12-20/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for December 9, 2020 at 7:00 P.M. online.

PRESENT: **KATHLEEN SAVOLT, CHAIR
CINDY GOLDSTEIN
RICHARD LITMAN**

**CHRISTY MASON, PLANNING BOARD ATTORNEY
FRANK TAVOLACCI, VILLAGE BUILDING INSPECTOR
WILLIAM LONG, VILLAGE DIRECTOR OF PLANNING
AMBER NOWAK, VILLAGE ASSISTANT PLANNER
SUSAN OAKLEY, VILLAGE LANDSCAPE CONSULTANT**

EXCUSED/ **JOHN VERNI, BOARD MEMBER**
ABSENT: **LOU MENDES, BOARD MEMBER
BRIAN HILDENBRAND, VILLAGE CONSULTING ENGINEER**

CALL TO ORDER

Chair Savolt called the meeting to order at 7:02 p.m.

1. APPROVAL OF MINUTES

A. The Planning Board will review the minutes from the July 22, 2020 meeting.

Chair Savolt noted 4 places where Mr. Verni should be recused, not excused.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the minutes from the July 22, 2020 meeting as amended.

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

Nays: None

Excused/

Absent: Mr. Verni, Mr. Mendes

2. PUBLIC HEARINGS

- A. 139 East Prospect Avenue, (Section 9, Block 51, Lot 1B) located in the C-2 Zoning District** The applicant, 139 East Prospect, LLC, seeks to construct a 4-story multi-family dwelling with eight 1-bedroom dwelling units. The applicant seeks to provide 1 Fair and Affordable Housing Unit. Site Plan review and a Special Use Permit are required by the Planning Board.

- 10/14/20 the applicant was asked to provide a revised landscape plan
- 10/14/20 staff was asked to prepare a draft resolution

Chair Savolt:

- The applicant has submitted a revised landscape plan dated 10/26/20
- Ms. Oakley has submitted a response to that plan

Kristen Motel of Cuddy & Feder:

- It seems like we've addressed Ms. Oakley's concerns
- The applicant is willing to amend the species on the front façade as a condition of approval

Ms. Oakley:

- It's a very good landscape plan for a first iteration
- All the species are native
- They've done a very good job of screening the non-mechanical vent on the front façade
- My concern is that the north arrow indicator is incorrect
- It's up to the Board whether they want the applicant to adjust the plants on the front façade
- There's good screening for the rooftop mechanicals

Rex Gedney, R.A.:

He shared the revised planting plan on screen.

- He pointed out the north arrow on the plan
- We can make substitutions if needed

Chair Savolt:

- We've considered a lot of issues with regard to this project
- The Planning Board must follow the law, we feel we've done that
- We've heard from residents
- We know many people feel this project shouldn't be built
- It's within the Zoning Code

There was no public comment.

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

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

Nays: None

Excused/

Absent: Mr. Verni, Mr. Mendes

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The Board's comments on the draft resolution:

Ms. Goldstein:

- In the 1st Whereas clause, include the language 1 Fair and Affordable Housing Unit
- In the 3rd Whereas clause, take out then when referring to the Acting Building Inspector
- The last Whereas clause at the bottom of the 1st page and the 1st one at the top of the 2nd page, belong further in the resolution, on the 4th page, 1 up from the last one
- On page 3 in the next to the last Whereas clause, it should note that the public hearing was closed on Nov. 12th
- On page 4, the 1st Whereas clause, remove former when referring to Greg Cutler
- In the 3rd Whereas clause, the date for Ms. Oakley's memo is Nov. 5th
- In the 7th Whereas clause on that page, referring to the determination of the Multiple Dwelling Law, just take that out, we didn't determine anything

Chair Savolt:

- Mr. Tavalacci determined that the law didn't apply
- We voted and accepted his determination
- Change the sentence to say on June 24, 2020 the Planning Board accepted the Building Inspector's determination

Ms. Mason suggested, and the Board agreed to use the work acknowledged instead of accepted.

Ms. Goldstein:

- In the next Whereas clause, referring to documents submitted, remove the documents the "applicant has submitted" and say the documents submitted in support of the application
- In the next Whereas clause, remove "the property conforms to the area's existing development pattern" as I think we've said that
- On the last page include the language "including at least 1 Fair and Affordable Housing Unit"

Chair Savolt:

- We also talked about adding a 3rd clause under the Resolve with regards to maintaining the plantings

Ms. Goldstein noted that the Fire Inspector and the Fire Dept. said that this building will improve fire protection.

Ms. Motel stated that the applicant agrees to the changes to the resolution.

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

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

Nays: None

Excused/

Absent: Mr. Verni, Mr. Mendes

Chair Savolt thanked Mr. Mendes for his 10 years of service to the Board.

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3. ADJOURN MEETING

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the meeting was adjourned at 7:35 p.m.

All in favor?

Aye.

Mr. Verni and Mr. Mendes excused/absent.