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**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY APRIL 28, 2021 7:00 PM ONLINE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on April 28, 2021. The full public record of this Meeting is the audio/video recording made of this https://lmcmmedia.org/videos_list/village-of-mamaroneck-planning-board-meeting-04-28-21/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for May 12, 2021 at 7:00 P.M. online.

PRESENT: **KATHLEEN SAVOLT, CHAIR
CINDY GOLDSTEIN
RICHARD LITMAN
ELLEN STYLER
JOHN VERNI**

**FRANK TAVOLACCI, VILLAGE BUILDING INSPECTOR
AMBER NOWAK, VILLAGE ASSISTANT PLANNER
STEVEN GATES, VILLAGE CONSULTING PLANNER
ESTEBAN GARCIA, VILLAGE CONSULTING ENGINEER
TERRESA BAKNER, VILLAGE PLANNING BOARD ATTORNEY
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT**

EXCUSED: **NONE**

CALL TO ORDER

Chair Savolt called the meeting to order at 7:02 p.m. She introduced the Board members, staff and consultants.

She noted that the Zoom chat function won’t be used as it doesn’t become part of the public record. The public can use the raise your hand button to comment during the public hearings.

1. CONTINUED PUBLIC HEARINGS

- A. 652 Shore Acres Drive (Section 4, Block 67, Lot 5B) located in the R-10 Zoning District** The applicant proposes to construct a new accessory residential pool, second story addition to the existing garage and kitchen/family room, pool stairs, spa and pool

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cabana. The proposed project would remove an existing patio and impervious deck from the wetland buffer and would install a pervious replacement deck. New stormwater management infrastructure and wetland buffer plantings are also proposed. This action requires consistency review with the Village of Mamaroneck Local Waterfront Revitalization Program pursuant to Chapter 240 of the Village Code. This action is classified as a Type II Action under SEQRA.

Planning Board opened public hearing – Sept. 9, 2020

HCZMC consistency approval obtained – April 13, 2021

Tony Gioffre of Cuddy & Feder:

- The site abuts the East Basin in Mamaroneck Harbor
- No changes are proposed beyond the existing seawall
- The impervious surface coverage with the wetland buffer will be reduced
- More flood volume will be restored

Brandon Stewart of Michael Lewis Architects:

He shared the Google overview, a rendering and drawings on screen.

- The existing impervious stone patio and wood deck will be removed and replaced with a pervious deck leading to an in-ground pool
- A 1 story cabana will extend off the garage
- A 2nd story office will be constructed on top of the garage
- A mudroom addition will be constructed on the 1st floor
- A 2nd story addition will be constructed on top of the existing family room
- The 2nd story addition will be connected to the 2nd story office by a breezeway bridge
- There won't be any paving around the pool more than necessary
- Native plantings will be added
- All of the new structures will be constructed above the base flood elevation
- The garage will be reconstructed 7' into the property to make it Code compliant
- The size of the proposed cabana has been reduced since our 1st proposal
- The bridge connector will only be 1 story, not 2 stories as originally proposed
- There will be a net increase of 70 sf overall building coverage
- There will be a decrease of 98 sf of coverage in the wetland buffer
- The pool equipment room has been moved back from the water's edge towards the street
- The fireplace that was originally proposed has been eliminated
- The floor of the existing family room will be raised to be FEMA compliant
- A gate will be added to the existing fence along the sides and the top of the seawall
- The cabana will sit on posts and be completely open below
- The decking will be Epay with gaps between the boards and a bed of gravel underneath

Bill Kenny of William Kenny Associates, landscape architect:

He shared the planting plan on screen.

- The existing trees will be protected/preserved
- The existing driveway will be used for construction access
- The new plantings will be almost 100% native to the northeast

Mr. Garcia stated that there are no engineering issues.

Ms. Oakley stated that she didn't have anything to add to her memo.

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On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the Board opened the continued public hearing.

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

Nays: None

Abstain: None

Excused: None

There was no public comment.

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

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

Nays: None

Abstain: None

Excused: None

Chair Savolt noted that a revised landscape plan needs to be submitted and the notes about the tree need to be added to the drawings. A draft resolution will be prepared for the next meeting.

2. PUBLIC HEARINGS

- A. 626 Halstead Avenue (Section 4, Block 20, Lot 23B2) located in the C-1 Zoning District – Site Plan Review Application** The applicant proposes to construct a new 4,342 sf parking area with 13 spaces and a loading area behind an existing mixed-use commercial and residential building at 626 Halstead Avenue. The proposed project would also include associated stormwater management practices.

Michael Stein shared the site plan and pictures on screen.

Andrew Spatz, Esq.:

- The structure is currently a 6-family house with 2 commercial tenants on the 1st floor
- The breezeway on the property isn't feasible for vehicle traffic
- The property owner has entered into a long-term lease with the owner of 630 Halstead Ave. for access and use of their entrance to the proposed parking area

Mr. Stein:

- The existing area is dirt and gravel with some pavement
- 11 of the new parking spaces will be for the residential portion of the building
- The other 2 spaces will be for the commercial tenants
- 1 loading space will be provided
- A new stormwater management system with a water quality row will be put in
- We've received comments from Kellard Sessions

On motion of Mr. Litman, seconded by Ms. Goldstein and carried, the Board classified the project as an Unlisted Action under SEQRA and declared Lead Agency.

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

Nays: None

Abstain: None

Excused: None

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

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

Nays: None

Abstain: None

Excused: None

There was no public comment.

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

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

Nays: None

Abstain: None

Excused: None

3. ADJOURN MEETING

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

All in favor?

Aye.

None opposed.

None excused.