

APPROVED



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY MAY 12, 2021 7:00 PM ONLINE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on May 12, 2021. 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-05-12-21/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for May 26, 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
ASHLEY LEY, VILLAGE CONSULTING PLANNER
ESTEBAN GARCIA, VILLAGE CONSULTING ENGINEER
TERRESA BAKNER, VILLAGE PLANNING BOARD ATTORNEY
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT
DENNIS DROGAN – VILLAGE ASST. BUILDING INSPECTOR

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.

1. APPROVAL OF MINUTES

The Board will review the minutes from the following meetings:

March 24, 2021

April 14, 2021

The minutes weren't discussed as some Board members didn't have the final agenda.

2. PUBLIC HEARINGS

A. **Orienta Beach Club – 1025 Rushmore Avenue (Section 9, Block 98, Lot 1) located in the MR Zoning District – Site Development Plan Application**

The applicant seeks to construct a new roof-covered upper terrace over the existing lower terrace along the southeast side of the main club house, renovate the existing lower terrace and service bar and relocate the existing walks and steps, new landscaping at lower terrace and new stormwater system for the upper and lower terrace impervious surfaces. The application requires site plan review and Wetlands Permit review by the Planning Board. This action requires consistency review with the Village of Mamaroneck LWRP pursuant to Chapter 240 of the Village Code.

Andrew Spatz, Esq.:

- We've noticed for a public hearing for the 26th for wetland purposes
- The team isn't assembled this evening
- I ask that we adjourn to the 26th
- We've received consistency from the HCZMC

As the Village noticed the public hearing for tonight, Chair Savolt asked if there was any public comment.

Public Comment

Doreen Roney:

- I'm not sure if this is in a coastal erosion hazard area
- The DEC is the only agency that issues permits for work in a hazard zone
- Has the DEC been contacted

Mr. Spatz:

- The application was thoroughly vetted through the HCZMC
- We've had contact with the respective agencies and departments locally, state and federal

End of Public Comment

B. **517 Walnut Street (Section 4, Block 54, Lot 13A) located in the R-5 Zoning District – Subdivision Application**

The applicant proposes a lot line modification to turn 3 existing lots into 2, create 3 off-street parking spaces and construct a perimeter fence as permitted by Mamaroneck zoning. The 3 existing lots include 517 Walnut Street, an adjacent vacant lot and 510 Pine Street, which abuts the rear of the vacant lot. All 3 lots have the same owner. The applicant proposes to create 3 off-street parking spaces for the 517 Walnut Street lot by apportioning 822 sf of the vacant lot along the Walnut Street road frontage to the 517 Walnut Street lot. The remaining 5,235 sf of the vacant lot would then be combined with the 510 Pine Street lot to create a larger yard. This would deem the existing vacant lot unbuildable. There is an existing nonconforming lesser side yard width (5' versus the minimum 6') but this would not be changed or made any more nonconforming by the action.

Subdivision Planning Board Application dated 4/19/21

Building Determination dated 4/15/21

Site Plan dated 4/15/21

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Sid Schlomann, architect:

He shared the site plan and surveys on screen.

- The intent is to expand the rear yard at 510 Pine Street and create additional off-street parking on Walnut Street
- The lot line between the vacant lot and 510 Pine Street would be moved over about 100'
- The 3 parking spaces would encompass about 500 sf
- If we pave the parking spaces, we would create a stormwater plan
- We are open to exploring impervious pavers or a gravel driveway

Ms. Ley:

- It's not clear if the off-street parking setbacks are being met
- The regulations need to be added to the zoning table
- You need to show how the spots will be accessed

Ms. Bakner:

- We need a drawing showing the reconfigured parcels
- We also need the changed metes and bounds descriptions

Chair Savolt:

- Will there be any landscape improvements
- Will the trees that were taken down be replaced
- How are you going to deal with the utility pole
- We're not sure if the removed trees were in the Village right of way

Jeff Valvano, property owner:

- Multiple arborists told me there is no approval needed for tree removal
- The Building Inspector also told me you don't need approval for tree removal
- We plan to replace the trees

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

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

Nays: None

Abstain: None

Excused: None

Public Comment:

Rob Thorpe of 239 Melbourne Avenue.:

- I wasn't notified of this meeting
- I'm interested in the runoff and drainage issues
- What does an unbuildable lot mean

Ms. Bakner:

- Unbuildable means it's no longer a separate lot
- Any Code allowed accessory uses can be built there

Robert Levitan of 249 Melbourne Avenue.:

- Our house was built around 1867

Planning Board Meeting

May 12, 2021

Page 3 of 6

APPROVED

- When the houses were constructed on Pine Street, we started getting water. He shared a picture/map on screen showing the storm drains in the neighborhood.
- There will be an impact on water coming into my property

Doreen Roney:

- I sent Code Section 342-87 B
- Trees are vegetation

Mike Schneider of 229 Melbourne Avenue.:

- I get water because of 510 Pine Street
- The back is always moist because the water table is very high
- Drywells or culverts should be put in the empty lot next to 517 Walnut
- 517 Walnut already has a driveway with parking spots

Mr. Valvano:

- There are 2 apartments in 517 Walnut
- We may end up with tenants with 2 cars each
- That would put more cars on the street
- I'm just learning about the dampness and moisture
- We're going to do everything in our power to not exacerbate the situation

Eric Palace and Rosario Villavicencio of 518 Walnut Street:

- There are currently 2 spaces on the street where they propose the new spaces
- If they break the curb there, you'd lose 2 spaces in favor of 3 private spaces

End of Public Comment

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the public hearing was continued until a future date.

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

Nays: None

Abstain: None

Excused: None

3. SITE PLAN REVIEW

- A. 275 Mamaroneck Avenue (Section 9, Block 19, Lot 9A3) located in the C-2 Zoning District – Site Plan Review Application** The applicant, The Life Church, proposes to renovate an existing vacant retail building to create a new church to include an auditorium, kids' rooms, lobby space and restrooms. The building will remain as a 1 story building with a partial basement. No exterior renovations are proposed. The existing building drainage system connection to the municipal stormwater system will be maintained. There is a 10' wide walkway easement to the Village of Mamaroneck on the south side of 275 Mamaroneck Avenue.

Adriana Kierszenbaum of Dorf & Nelson:

- The building was formerly a CVS and a drycleaner
- Most of the work is going to be interior remodeling
- There will be minor façade work done

Planning Board Meeting

May 12, 2021

Page 4 of 6

APPROVED

- It's an Unlisted Action under SEQRA
- We request that this Board be Lead Agency
- It's a permitted use and it's consistent with the comprehensive plan
- There aren't any environmental concerns
- There's a large municipal parking lot behind

Berry Hearn, R.A.:

- We're not adding anything to the exterior of the building
- The building will be painted on the 2 sides and the back
- On the front we'll paint the existing brick veneer, replace the aluminum storefront and replace the metal siding with a synthetic stucco product

Ms. Ley recommended classifying it as a Type II Action under SEQRA. Ms. Bakner agreed.

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

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

Nays: None

Abstain: None

Excused: None

The application was adjourned.

B. 355 Phillips Park Road (Section 9, Block 19, Lot 18C1) located in the C-2 Zoning District – Special Permit Application 355 Phillis Park received approvals to renovate and expand an existing 1-story commercial building to a 3-story building with ground floor commercial and parking with 2 floors of residential above. The applicant now seeks to convert the ground floor commercial space to an apartment and add a cantilevered wood deck. In total, the building would include 7 one-bedroom residential units, 1 of which would be a fair and affordable housing unit. The proposed change would not increase the previously approved floor area (as approved the building would increase from 3,912 sf to 9,748 sf). The proposed change would maintain the previously approved 11 parking spaces, which include 4 spaces located on an adjacent lot. Stormwater would drain to the existing municipal stormwater system.

Robert Stanziale, R.A.:

- We'd like to convert the commercial space next to the parking area to a 1-bedroom loft apartment
- We've swapped out the break area for stucco on the façade of the building
- We've changed the railings on the upper parapet in the balcony area
- We'd like to project and cantilever a deck off the rear portion of the new dwelling unit

He shared the site plan and drawings on screen.

- The front entrance to the new unit will be a single entrance
- The deck will be 3' – 6' off the ground
- The side windows will be egress windows
- The edge of the deck will be about 15' – 20' from the river

Ms. Goldstein noted the 50' buffer area of the river.

Planning Board Meeting

May 12, 2021

Page 5 of 6

APPROVED

Mr. Stanziale:

- We're not building a structure
- There will only be 1 parking space required for the new unit as opposed to the 2 or 3 that were required for the commercial space

Ms. Ley noted that it's allowed to be 100% residential in the C-2 Zone by special permit as it's not on Mamaroneck Avenue.

Ms. Goldstein and Mr. Litman noted that they don't like the deck.

Mr. Stanziale suggested a 3' Juliet balcony instead of the 8' deck.

Mr. Goldstein didn't like the Juliet balcony.

Mr. Stanziale agreed to come back with a revision to the deck plan.

C. 131 Highview Street (Section 8, Block 55, Lot 9) located in the R-5 Zoning District – Site Plan Review Application The applicant proposes to construct a new single-family residence on vacant land. The application requires Planning Board site plan approval per 342-75 E of the Village Code.

Chair Savolt noted that the Board conducted a site visit to the property. She noted the documents required for site plan review under 342-78.

Ms. Goldstein noted that the standards in 342-76 also have to be met.

Mr. Litman asked about the easement.

Mr. Tavoracci stated that he submitted the paperwork vacating the easement to the Zoning Board.

Ms. Bakner noted the geotechnical report done by HydroQuest.

Ms. Goldstein noted that stormwater is a major issue.

4. ADJOURN MEETING

On motion of Ms. Goldstein, seconded by Mr. Verni and carried, the meeting was adjourned at 8:53 p.m.

All in favor?

Aye.

None opposed.

None excused.