



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY JUNE 23, 2021 7:00 PM ONLINE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on June 23, 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-06-23-21/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for July 14, 2021 at 7:00 P.M. online.

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

**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
FRANK TAVOLACCI – VILLAGE BUILDING INSPECTOR**

EXCUSED/: **NONE
ABSENT**

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 John Verni has resigned as a member of the Board. She thanked him for his many years of service.

Chair Savolt also noted that 1000 Greacen Point Road will be held over to the next meeting.

1. APPROVAL OF MINUTES

The Board will review the minutes from the May 6, 2021 special meeting for the site visit to 131 Highview Street.

On motion of Mr. Litman, seconded by Ms. Goldstein and carried, the Board approved the minutes from the May 6, 2021 special meeting.

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

Nays: None

Abstain: None

Absent: None

- 2. 1000 Greacen Point Road (Section 9, Block 99, Lot 1E) located in the R-20 Zoning District – Site Plan Application** The applicant proposes to construct an in-ground pool/spa with associated landscaping, masonry, drainage and site work at 1000 Greacen Point Road, a 1.06 acre property. The proposed project exceeds 1,000 sf of disturbance and requires a SWPPP and site plan approval. The project would create 2,652 sf of new impervious area.
- June 9, 2021 classified as a Type II Action under SEQRA
 - June 17, 2021 Board of Architectural Review approval granted

Adjourned to next meeting.

3. ADMINISTRATIVE ACTION

- A. 275 Mamaroneck Avenue (Section 9, Block 19, Lot 9A3) located in the C-2 Zoning District – Site Plan Development Application** The applicant proposes to renovate an existing vacant retail building located at 275 Mamaroneck Avenue 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-foot-wide walkway easement to the Village of Mamaroneck on the south side of 275 Mamaroneck Avenue.
- June 17, 2021 Board of Architectural Review approval granted

Adam Bartlett, Pastor:

He shared the survey, pictures, elevation drawings and rendering on screen. He summarized the proposed façade changes and signage.

On motion of Ms. Goldstein, seconded by Ms. Styler and carried, the Board affirmed that the BAR approved façade meets the condition stated in the Planning Board resolution.

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

Nays: None

Abstain: None

Absent: None

4. EXECUTIVE SESSION

- A.** The Planning Board will hold an Executive Session to seek the advice of legal counsel in connection with existing, ongoing litigation against the Village Planning Board brought by AVC Properties.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the entered into Executive Session at 7:14 p.m.

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

DRAFT

Nays: None

Abstain: None

Absent: None

Excused: Ms. Styler

NOTE: The Zoom video didn't come back on after the Executive Session and there isn't any video of this meeting on LMC-TV.