



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY JULY 14, 2021 7:00 PM
IN THE COURTROOM AT 169 MT. PLEASANT AVENUE**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on July 14, 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-07-14-21/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for July 28, 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
 TERRESA BAKNER, VILLAGE PLANNING BOARD
 ATTORNEY (BY ZOOM)
 FRANK TAVOLACCI – VILLAGE BUILDING INSPECTOR
 SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT (BY
 ZOOM)

EXCUSED/: **ESTEBAN GARCIA, VILLAGE CONSULTING ENGINEER**
ABSENT

CALL TO ORDER

Chair Savolt called the meeting to order at 7:00 p.m. She noted the fire exits.

She also noted that the Village is following up on the trees that were removed from the Village right-of-way at 517 Walnut Street. She also noted that the Building Inspector is working on the landscaping with the developer of 620 W. Boston Post Road.

1. APPROVAL OF MINUTES

- A. The Board will review the minutes from the June 9, 2021 meeting.

DRAFT

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the minutes from the June 9, 2021 with one change noted by Chair Savolt.

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

Nays: None

Abstain: None

Absent: None

Chair Savolt noted that there are only 4 members of the Board. If anyone would like to join the Board, they should contact Sally Roberts, the Deputy Clerk.

2. WETLANDS PUBLIC HEARINGS

- A. 4 Shore Road (Section 4, Block 77, Lot 27-4) located in the R-10 Zoning District – Site Plan Application** The applicant proposes to construct a concrete foundation, a 40' long gangway and an 8' x 20' floating dock on a private residence in an R-10 zoning district. This application requires Wetlands Permit approval from the Planning Board as per Chapter 192-5 of the Village Code and a Marine Structures Permit from the Harbor and Coastal Zone Management Commission as per Chapter 240-5 Article 29, in addition to review by the Board of Architectural Review per Chapter 6 Section 6.

Azure Dee Sleicher, P.E. of Race Coastal Engineering:

- The gangway will be located from atop the existing seawall on a new concrete foundation
- The gangway and floating dock will be removed for the winter and stored off site
- We have all of our state and federal approvals
- The applicant owns the underwater lands where the dock will sit
- The floating dock won't touch the bottom of the Sound during low tide
- If there's less than 2 ½' of water, bracing will be put across the piles
- The dock will float on the piles

Ms. Ley suggested typing the project as a Type II Action under SEQRA.

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

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

Nays: None

Abstain: None

Excused: None

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

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

Nays: None

Abstain: None

Excused: None

There was no public comment.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the public hearing was adjourned until September 22, 2021.

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

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Nays: None
Abstain: None
Excused: None

3. SITE PLAN REVIEW

- A. 1043 West Boston Post Road (Section 9, Block 56, Lot 4B) located in the C-1 Zoning District** The applicant, Chop't Creative Salad Company, LLC, seeks site plan approval from the Planning Board per Chapter 342, Article 75, Section B for conversion of a former bank building into a Chop't restaurant and proposed car service for customers to pick up pre-ordered, pre-paid meals.

Andrew Spatz, Esq.:

- We've appeared before the ZBA for a special permit for a restaurant with car service
- We also need 2 variances from ZBA
- One variance is for the side yard setback for the parking lot, which is next to the Equinox parking lot
- The other variance is for a parking space located within 50' of Boston Post Road
- Other businesses have parking spaces along Boston Post Road
- The proposed use won't impact any of the conditions listed in 342-75 B
- There is ample parking on site
- Orders will be placed on-line and picked up either inside or at the car service
- It will also operate as a restaurant with waiter/waitress service inside
- We're still in the ZBA process
- We'll address Susan Oakley's memo by the next meeting

Justin Gould of Chop't:

- A rendering of the site was handed out
- He summarized the site and the order/pick-up operations

Brian Dempsey of Provident Design Engineering:

- There's a traffic light and crosswalk at the entrance to the high school
- We'll redo the sidewalk and install a ramp from the sidewalk to the building
- Left hand turns onto the Boston Post Road is DOT jurisdiction

Ralph Peragine, P.E. of Provident Design Engineering:

- He presented the proposed site plan
- The existing driveways will be maintained
- The trees in the middle of the parking lot will be removed

Chair Savolt noted that the site needs more greenery and softness.

Ms. Ley noted that AKRF's traffic memo was based on an earlier iteration of the plan. It would be helpful if an updated memo was provided addressing the current layout.

4. EXECUTIVE SESSION/ADVICE OF COUNSEL

- 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.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board entered into Executive Session at 8:03 p.m.

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

Nays: None

Abstain: None

Excused: Ms. Styler

On motion of Mr. Litman, seconded by Ms. Goldstein and carried, the Board returned from Executive Session at 8:45 p.m.

All in favor?

Aye.

Ms. Styler excused.

5. ADJOURN MEETING

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the meeting was adjourned at 8:45 p.m.

All in favor?

Aye.

Ms. Styler excused.