

**Resolution of the Planning Board of the
Village of Mamaroneck
Approving the Application of Neil and Corinne Zola owners of 1000 Greacen Point Road
(Section 9, Block 99, Lot 1E) for a Swimming Pool**

Moved by: _____; Seconded by: _____

WHEREAS, an application was submitted by Neil and Corinne Zola, the owners of 1000 Greacen Point Road (the “Applicant”), for the necessary permits to construct a residential in ground swimming pool and spa, with associated landscaping, masonry, stormwater drainage and site work in the rear yard of their 1.06 acre lot (Section 9, Block 99, Lot 1E) located in the R-20 Zoning District; and

WHEREAS, the application for the proposed residential swimming pool and spa, with associated landscaping, masonry, stormwater drainage and site work is on file at the Village Offices and consists of the following documents:

1. Planning Board Application Form dated 5/17/21,
2. LS-1 Site Development Plan for In-Ground Pool 03/23/21 by Sean Jancski, Landscape Architects,
3. LS-2 Landscape Plan for In-Ground Pool 03/23/21 by Sean Jancski, Landscape Architects,
4. 25/3633 1000 Greacen Point Rd Survey 10/06/20 by Spinelli, and
5. C-1 through C-3 Existing Conditions/S&E Plan, Stormwater Management Plan and Details, 03/25/21 and SWPPP and Drainage Analysis Report 3/25/21 by Hudson Engineering Consultants; and

WHEREAS, on May 11, 2021, the Building Inspector of the Village of Mamaroneck determined that the Applicant required a SWPPP approval pursuant to Section 294-4 of the Zoning Code and site plan approval per Section 342-75.C of the Zoning Code, as well as an evaluation of compliance with the pool performance standards in Section 300 of the Zoning Code, as well as review by the Board of Architectural Review and its approval which was obtained on June 17, 2021; and

WHEREAS, the Planning Board’s planning consultant, AKRF, reviewed the criteria for swimming pools found in Chapter 300 of the Village Zoning Code and in a memorandum dated June 1, 2021, confirmed that the swimming pool meets these requirements and requested some additional clarifying information; and

WHEREAS, the Planning Board’s engineering consultant, Kellard Sessions, reviewed the application and drawings and prepared a memorandum dated June 4, 2021, providing comments on the site plans and SWPPP; and

WHEREAS, the Applicant’s engineer, Hudson Engineering and Consulting responded to the Planning Board’s engineering consultant by providing, revised plans, memoranda and other information addressing the comments of Kellard Sessions. The final submission by Hudson

Engineering and Consulting included a SWPPP dated last revised July 15, 2021. Kellard Sessions in its July 23, 2021 memorandum advised that their comments have all been addressed, signing off on the revised plans and documents finding that they comply with the requirements of the Village of Mamaroneck Code, Chapter 294, Stormwater Management and Erosion and Sedimentation Control, and other sections, as applicable, as well as the NYS Department of Environmental Conservation Stormwater management Design Manual (last revised January 2015) and the NY State Standards and Specifications for Erosion and Sediment Control, dated November 2016, subject to three conditions which are addressed below; and

WHEREAS, the Village Planning Board's landscaping consultant, Susan Oakley of Terra Bella Land Design, reviewed and commented on the landscaping plans, as revised, for the project and advised that the plans comply with the Village's standards in her memorandum of June 18, 2021; and

WHEREAS, during the Village Planning Board meeting of June 9, 2021 the Planning Board members examined the plans and the memoranda by its consultants and directed the Applicant's engineers to address the concerns raised by its consultants; and

WHEREAS, the Village Planning Board members further evaluated the Project and the revised plans during its June 21, 2021 meeting and, in particular found that the comments of its consultants and the Planning Board members have been resolved by the submission of the materials from Applicant's consultants and thoroughly reviewed the application and the standards for site plan development set forth in Article IX of the Village Code, Chapter 342-76, including the specific provisions relative to swimming pools found in the Village Code at section 342-49 and in Chapter 300, and the requirements for stormwater management and erosion and sedimentation Control set forth in Chapter 294, as well as the application documents and plans and the advice provided by the Planning Board's consultants, and the Planning Board has completed its review of the standards and criteria and have determined that the applicable standards and criteria have been satisfied; and

NOW, THEREFORE, BE IT RESOLVED, that the Application is a Type 2 action pursuant to the SEQRA regulations found at 6 NYCRR Section 617.5(c)(12) which provides that "construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools, tennis courts, satellite dishes , fences, barns, storage sheds or other buildings not changing land use or density" are Type 2 actions pursuant to SEQRA; and

BE IT FURTHER, RESOLVED, that the Planning Board hereby grants site development plan approval, issues the stormwater management and sediment control permit and approves the stormwater pollution prevention plan for the Swimming Pool and Spa and its associated landscaping and hardscape as well as the stormwater drainage facilities as shown in the application documents and particularly on the design drawings prepared by Hudson Engineering & Consulting, P.C. dated last revised July 15, 2021, subject to the following conditions:

- 1) Prior to the issuance of a certificate of occupancy, the applicant shall provide a maintenance schedule and procedures for all proposed stormwater management infrastructure; and

- 2) Prior to the issuance of a certificate of occupancy, the applicants shall provide a maintenance agreement for the proposed stormwater management features for review by the Village Consulting Engineer; and
- 3) Prior to the issuance of the Certificate of Occupancy, the applicant shall submit a Stormwater As-Built Survey that includes topography and the location, description, rim elevations and invert elevations of all installed stormwater facilities for review by the Village Consulting Engineer; and
- 4) Prior to the issuance of the Certificate of Occupancy, a Construction, Maintenance and Inspection Declaration for the stormwater management facilities to be installed, in a form satisfactory to the Village shall be fully executed and submitted to the Building Department with proof that the Declaration has been recorded in the Westchester County Clerk's Office, and
- 5) All application and consultant review fees shall be paid prior to the issuance of the building permit; and
- 6) The applicant shall obtain all required state, county and local permits and approvals prior to the issuance of the building permit.

Vote:

Kathleen Savolt—excused

Richard Litman

Cindy Goldstein

Ellen Styler

Planning Board of the Village of Mamaroneck

Cindy Goldstein, Acting Chairperson