



**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY DECEMBER 22, 2021 7:00 PM**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on December 22, 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-12-22-21/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for January 12, 2022 at 7:00 P.M. online.

PRESENT:

**KATHLEEN SAVOLT, CHAIR
CINDY GOLDSTEIN
RICHARD LITMAN
ELLEN STYLER
SEAMUS O’ROURKE**

**ASHLEY LEY, VILLAGE CONSULTING PLANNER
TERRESA BAKNER, VILLAGE PLANNING BOARD
ATTORNEY
FRANK TAVOLACCI, VILLAGE BUILDING INSPECTOR
JOHN KELLARD – VILLAGE CONSULTING ENGINEER
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT
BRITTANIE O’NEILL – VILLAGE LAND USE BOARD
SECRETARY**

EXCUSED/:

ABSENT NONE

CALL TO ORDER

Chair Savolt called the meeting to order at 7:01 p.m.

She welcomed Mr. O’Rourke to the Board.

1. APPROVAL OF MINUTES

A. The Board will review the minutes from the December 8, 2021 meeting.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the minutes from the December 8, 2021 meeting with the changes noted by Chair Savolt.

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

Nays: None

Excused/

Abstain: Mr. O'Rourke

2. WETLANDS PERMIT APPLICATION

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 Structure 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.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the draft resolution with the revision made to Paragraph 4, 4A.

Ayes: Ms. Goldstein, Ms. Styler, Mr. Litman, Mr. O'Rourke, Chair Savolt

Nays: None

Excused: None

RESOLUTION TO BE INSERTED WHEN FINALIZED

3. SITE PLAN REVIEW

A. 1205 West Boston Post Road (Section 9, Block 72, Lot 27C) located in the C-1 Zoning District

The applicant, McDonald's USA, LLC, proposes interior and exterior building renovations. Site Plan Approval is required per 342-75 of the Village Code.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the draft resolution with the revision made to Resolve #6.

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

Nays: None

Excused/

Abstain: Mr. O'Rourke

RESOLUTION TO BE INSERTED WHEN FINALIZED

B. 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.

Justin Gould, Director of Construction for Chop't:

- I've spoken to Sylvia Wallach, the Asst. Superintendent for Finance Facilities at the high school
- She was very open to the conversation of Chop't delivering to the high school
- She's not sure how to work the logistics, as 1,600 kids break for lunch at the same time
- We have to work together to have a delivery point
- Chop't is committed to continuing the dialogue
- We deliver in bulk to businesses every day

Chair Savolt noted that she spoke to the Acting Chair of the Traffic Commission. The Pedestrian Safety Study will be on their January agenda.

Ms. Goldstein noted a few revisions to the draft resolution.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the Board approved the draft resolution as amended.

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

Nays: None

Excused/

Abstain: Mr. O'Rourke

RESOLUTION TO BE INSERTED WHEN FINALIZED

- C. 1010 Orienta Avenue (Section 9, Block 110, Lot 1) located in the R-20 Zoning District** The applicant seeks site plan approval for a proposed new 2-story single family dwelling and 1-story cabana as per Village Code Chapter 342, Article 75, Section C.

Chair Savolt noted that a few comments have been received urging the Board to not approve this application. She explained that it won't be approved tonight. It will be typed for SEQRA and information will be discussed. Public comment won't be taken tonight as a public hearing will be scheduled for a future meeting, when public comments will be taken.

Dianne Eaton, R.A.:

She shared the site plan, drawings and landscape plan on screen

- The proposed house complies with Village Zoning Code
- The property has covenants which dictate the layout of the house
- There will be a bluestone patio in the rear as well as the cabana
- The driveway will be on the left with guest parking
- The house will be much further set back than most of the other houses on Orienta Avenue
- There will be 2 underground infiltration systems
- There will be hedges, trees and foundation plantings

Justin MacLintel of Langan Engineering:

- There will be 2 underground infiltrations systems, 1 in the front and 1 in the rear
- Most of the impervious surfaces from the property will be focused on the chambers in the back
- We performed field testing to verify that the infiltration rates and depth to bedrock and existing groundwater comply with the DEC requirements

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- From a peak flow rate our post development conditions meet the existing peak flows
- We're not generating any more surface runoff than what's currently existing

Ms. Eaton noted that her clients purchased the property as it is today. She stated that she hasn't received the comments from the Village consultants.

Ms. Ley recommended typing the project as a Type II Action. She also recommended scheduling a public hearing due to the public comments already received. She noted that the comments in her memo are related to Chapter 300 of Village Code, which pertains to pools.

Ms. Eaton noted that the pool will be under a separate application. Ms. Ley suggested getting approval for everything now rather than coming back for additional approval.

Mr. Kellard:

- As the disturbance on the site appears to be over an acre, a Stormwater Pollution Prevention Plan is required
- A NYS SPDES Permit is required
- A Notice of Intent to comply with the State's stormwater regulations is required
- An MS-4 SWPPP Acceptance Form is required
- I haven't seen calculations or a formal SWPPP document
- We need computations that show that the quantity and quality calculations comply with Chapter 4 of the NYS Stormwater Regulations
- There's an extremely slow percolation rate, I'm assuming the culvert systems will be quite large
- We need to know how much discharge will be coming out of the systems
- We'd want to disperse the flows, as a concentrated flow would cause erosion or damage to adjacent properties
- The topography on the site isn't exactly how the topography used to be
- The water wasn't directed to the rear in the past
- We need clarification on the infiltration testing
- We need a cut and fill analysis of the property
- We need a detail of the trench drain
- We need the location of the footing drains
- We need the sewer water connections
- You may want more separation between the sewer connection in the front and the drain inlet in the driveway
- You'll need a Street Opening Permit to make your water, sewer and gas connections
- You should point out what repairs will be made to the damaged sidewalk in front of the property

Ms. Oakley:

- The property is devoid of plant material except 2 street trees, which need to be protected
- It's unclear if perimeter trees exist
- There are too many non-native plants on the landscape plan

Ms. Goldstein noted that she would like to see the following:

- A survey with the topo lines extended beyond the property
- The impervious surface calculation
- Item 3 on the SEAF answered correctly

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- Trees, not shrubs, added to the property as it used to be wooded

She also noted that she hopes that the Village follows up on the Code implications of the previously existing trees being removed as discussed during the Sept. Tree Committee meeting.

Chair Savolt noted the importance of proper tree replacement. She also noted that she would like to have a sense of how the property fits with the neighboring properties.

Ms. Oakley noted that the applicant should plant the largest grow trees that the planting area can support.

Mr. Kellard noted that the stormwater analysis should look at what the existing condition was with the trees, not as it is today. He also noted that the infiltration systems might have to be larger than indicated on the current plans.

Mr. Litman noted that a public hearing shouldn't be scheduled as the application isn't complete. Chair Savolt agreed due to the SWPPP not being submitted. She suggested that Ms. Eaton review Chapter 348-78. Ms. Bakner agreed and noted that information regarding the pool needs to be submitted. Ms. Goldstein agreed on holding off scheduling the public hearing.

On motion of Ms. Goldstein, seconded by Mr. Litman and carried, the application was adjourned until more information is submitted.

Ayes: Mr. O'Rourke, Mr. Litman, Ms. Styler, Ms. Goldstein, Chair Savolt

Nays: None

Excused: None

D. ADJOURN MEETING

On motion of Ms. Goldstein and seconded by Mr. Litman, the meeting was adjourned at 8:21 p.m.

Ayes: Mr. O'Rourke, Ms. Styler, Mr. Litman, Ms. Goldstein, Chair Savolt

Nays: None

Excused: None