



**VILLAGE OF MAMARONECK  
PLANNING BOARD MEETING MINUTES  
WEDNESDAY SEPTEMBER 14, 2022 7:00 PM  
Courtroom, 169 Mt. Pleasant Avenue, Mamaroneck, NY**

These are intended to be “Action Minutes”, which primarily record the actions voted on by the Planning Board on September 14, 2022. 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-09-14-22/](https://lmcmedia.org/videos_list/village-of-mamaroneck-planning-board-meeting-09-14-22/)

**PLEASE BE ADVISED**, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for September 28, 2022 at 7:00 P.M. in the Courtroom in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, NY

**PRESENT:**

**CINDY GOLDSTEIN, ACTING CHAIR  
RICHARD LITMAN  
SEAMUS O’ROURKE**

**ALICIA MOORE – VILLAGE CONSULTING PLANNER  
ASHLEY LEY – VILLAGE CONSULTING PLANNER  
TERRESA BAKNER, VILLAGE PLANNING BOARD  
ATTORNEY  
JOHN KELLARD – VILLAGE CONSULTING ENGINEER  
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT  
DENNIS DROGAN – VILLAGE ASST. BUILDING INSPECTOR  
BRITTANIE O’NEILL – VILLAGE LAND USE SECRETARY**

**EXCUSED:**

**KATHLEEN SAVOLT, CHAIR  
ELLEN STYLER – BOARD MEMBER**

**CALL TO ORDER**

Chair Goldstein called the meeting to order at 7:00 p.m.

**1. APPROVAL OF MINUTES**

A. The Board reviewed the minutes from the meeting held on July 27, 2022.

**On motion of Mr. Litman, seconded by Mr. O’Rourke and carried, the Board approved the minutes as amended.**

**Ayes: Mr. O'Rourke, Mr. Litman, Chair Goldstein**

**Nays: None**

**Excused: Ms. Styler, Chair Savolt**

## **2. SITE PLAN REVIEW**

### **A. 535 East Boston Post Road (Section 4, Block 60B, Lot 8) located in the C-1 Zoning District, Site Plan Review Application. SEQRA Classification: Type II Action**

The applicant seeks site plan approval (parking) for alterations to the existing 1 ½ story building creating a new business of physical therapy and rehab (change of use) as per Village Code Chapter 342, Article 75, Section B.

Louis Rollano, P.E.: (appeared through Zoom)

- 2 Redbud trees will be added to the front of the property

Ms. Oakley:

- The trees should be 8' – 10'
- They should be planted in the center of the bed, not against the building as shown on the plan

Ms. Bakner will attach Ms. Oakley's memo of Sept. 14<sup>th</sup>, 2022 to the resolution as well as reference it as a condition in the resolution.

**On motion of Mr. O'Rourke, seconded by Mr. Litman and carried, the Board approved the resolution as amended.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**

### **B. 1037 ORIENTA AVENUE (Section 9, Block 58, Lot 63) located in the R-20 Zoning District, Site Plan Review Application**

The applicant proposes to construct a 2 ½ story single family residence. The application requires Planning Board Site Plan Approval per Village Code Chapter 342, Article 75, Sections C and E.

Dan Sherman, Landscape Architect: (appeared through Zoom)

Ms. O'Neill shared the landscape plan and engineering drawings on screen.

- The tree canopies have been added to the plan
- The planting plan consists of 100% native plants
- 3 trees in the back originally anticipated being removed, will remain
- Grading in the southeast corner will be performed by hand to reduce disturbance
- The roots of the Linden tree in the front will be undisturbed for 200 degrees

Michael Stein, P.E.: (appeared through Zoom)

Mr. Stein shared the engineering drawings on screen.

- A concrete washout has been added to the plan
- The northern stockpile was relocated to be outside of the driplines
- The changes to the plans were made today

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Mr. Kellard (appeared through Zoom) stated that he didn't see any issues with the revisions to Mr. Stein's plans.

Ms. Oakley stated that she is comfortable with the plans.

**On motion of Mr. Litman, seconded by Mr. O'Rourke and carried, the Board approved the resolution as amended.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**

### **3. PRELIMINARY SITE PLAN REVIEW**

**A. 412 Munro Avenue (Section 9, Block 47, Lot 23A) located in the R-7.5 Zoning District, Site Plan Review Application. SEQRA Classification: Type II Action.**

The applicant seeks site plan approval to construct a retaining wall, fencing, patio and planting area as per Village Code Chapter 342, Section 75.

Peter Catizone, P.E.:

Mr. Catizone presented the engineering drawings.

- 1 tree will be eliminated
- The patio will be permeable, the brick pavers will have stone underneath
- A retaining wall will wrap the south side
- The landscaping and engineering comments are minor
- Mr. Catizone questioned the building and lot coverage in Ms. Ley's memo

**On motion of Mr. O'Rourke, seconded by Mr. Litman and carried, the application was typed as a Type II Action under SEQRA.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**

**B. 950-960 Mamaroneck Avenue (Section 8, Blocks 17 and 18, Lot 551) located in the C-1 Zoning District, Site Plan Review Application. SEQRA Classification: Unlisted/Coordinated**

The applicant seeks site plan approval for the expansion of the 950 Mamaroneck Avenue parking lot in the rear yard onto the 960 Mamaroneck Avenue parking lot with pervious pavers as per Village Code Chapter 342, Article 75, Sections B and D.

Paul Noto, Esq.:

- No trees will be removed
- The lots will be merged
- AKRF's memo states that the parking lot is 7.4' from Bradford Avenue, it may be 10'

Peter Catizone, P.E.:

Ms. O'Neill shared the engineering drawings on screen.

- The area south of the new parking lot is 10' from the property line
- The parking will be pulled up to stay further away from the tree
- There will be uniform width sidewalk around the building
- Soil testing showed pure sand, which is ideal for infiltration

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- Porous pavement/asphalt isn't ideal for a parking lot
- We'll provide more stormwater than necessary

Ms. Ley:

- The plan shows 7.4' between Bradford Avenue and the parking lot
- There's probably under 5' from the edge of the parking lot and the lot line where the hedges are

Mr. Kellard:

- It's a well-designed plan
- The soil is very good
- The CN Value should be adjusted

Ms. Oakley:

- No trees will be removed
- I've suggested larger plant beds on the Mamaroneck Avenue side
- She pointed out areas where trees could be planted

Mr. O'Rourke questioned the considerations of having additional pavement on the site.

Mr. Kellard:

- Any increase in runoff will be mitigated
- The water quality issues will be mitigated through 3 drywells
- The site isn't within the 100-year floodplain
- I agree that porous pavement isn't as stable as normal pavement
- The plans need to show where the existing drainage system discharges to the existing drywells
- Also show the connections on your drywells, the drains and overflow

**On motion of Mr. Litman, seconded by Mr. O'Rourke and carried, the application was typed as an Unlisted/Coordinated Action under SEQRA and the Board declared Lead Agency.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**

#### **4. PRELIMINARY SPECIAL PERMIT REVIEW**

##### **A. 350 Ward Avenue (Section 9, Block 12, Lot 29A) located in the C-2 Zoning District, Preliminary Special Permit Application. SEQRA Classification: Type II Action**

The applicant proposes to remove the existing roof/attic, construct a full 2<sup>nd</sup> story to the existing single-family residence. Work is within 50' of the Mamaroneck River. The application requires Planning Board special permit approval as per Village Code.

Michael Stein, P.E.:

Mr. Stein shared the engineering drawings on screen.

- There are 2 single-family dwelling on the property
- The only ground disturbance that will occur is for the stormwater management and mitigation

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- There won't be a new foundation or footings
- We're proposing to collect the runoff from the parking area and the roof liter drains
- The runoff will be directed into the Village's catch basin
- The impervious area won't be changed or increased
- The site currently drains into the Mamaroneck River

Ms. Ley stated that multiple variances are needed to meet the special permit criteria.

Ms. Oakley:

- The construction and material storage area needs to be relocated to protect the row of Pine trees

Mr. Abele, the homeowner, stated that the tree adjacent to the construction will be pruned. We could take it down though, as it's growing out of the side of the wall.

Ms. Oakley:

- If the tree is removed, a tree preservation plan and replacement of the tree are required

**On motion of Mr. O'Rourke, seconded by Mr. Litman and carried, the application was typed as a Type II Action under SEQRA.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**

The application will be heard before the Zoning Board of Appeals before returning to this Board.

## **5. ADMINISTRATIVE ACTIONS**

### **A. Village Comprehensive Plan Update**

The Board discussed Mr. Ley's draft memo, which was shared on screen. The memo will be sent to the Board as Trustees with the edits as discussed.

### **B. Authority for Planning Board Chair to send letter regarding procedures**

**On motion of Mr. Litman, seconded by Mr. O'Rourke and carried, the Board authorized Chair Savolt to send a letter to the Village Manager recommending that Terra Bella Land Design conduct post-construction review of landscape plans.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**

## **6. ADJOURN MEETING**

**On motion of Mr. Litman, seconded by Mr. O'Rourke and carried, the meeting was adjourned at 8:35 p.m.**

**All in favor?**

**Aye.**

**Ms. Styler and Chair Savolt excused.**