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**VILLAGE OF MAMARONECK
PLANNING BOARD MEETING MINUTES
WEDNESDAY MAY 24, 2023 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 May 24, 2023. 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-05-24-23/

PLEASE BE ADVISED, that the next Meeting of the Planning Board of the Village of Mamaroneck is scheduled for June 14, 2023 at 7:00 P.M. in the Courtroom in Village Hall, 169 Mt. Pleasant Avenue, Mamaroneck, NY

PRESENT:

**SEAMUS O’ROURKE, CHAIR
BILL BINTZER
MALLORY CALL CHINN**

**ALICIA MOORE – VILLAGE CONSULTING PLANNER
MARY E. DESMOND - VILLAGE PLANNING BOARD
ATTORNEY
JOHN KELLARD – VILLAGE CONSULTING ENGINEER
GREG CUTLER – VILLAGE DIRECTOR OF PLANNING
SUSAN OAKLEY – VILLAGE LANDSCAPE CONSULTANT**

EXCUSED:

**CAROLINA FONSECA – VILLAGE BUILDING INSPECTOR
JAMES CONTINI – VILLAGE ASST. BUILDING INSPECTOR
BRITTANIE O’NEILL – VILLAGE LAND USE SECRETARY
CINDY GOLDSTEIN – BOARD MEMBER
RICHARD LITMAN – BOARD MEMBER**

Chair O’Rourke pointed out the fire exits and asked that everyone turn off their cell phones.

CALL TO ORDER

On motion of Chair O’Rourke, seconded by Mr. Bintzer and carried, the meeting was opened at 7:03 p.m.

All in favor?

Aye.

Excused: Ms. Goldstein and Mr. Litman

1. APPROVAL OF MINUTES

- A. The Board reviewed the minutes from the meeting held on May 10, 2023.

On motion of Chair O'Rourke, seconded by Ms. Chinn and carried, the Board adopted the minutes as amended.

Ayes: Ms. Chinn, Mr. Bintzer, Chair O'Rourke

Nays: None

Excused: Ms. Goldstein and Mr. Litman

2. SITE PLAN REVIEW

- A. 572 Van Ranst Place, (Section 8, Block 88, Lot 15B) located in the R-M3 Zoning District, SEQRA Classification: Unlisted (Planning Board adopted Negative Declaration on 7/27/22).**

The applicant seeks site plan approval for the construction of a five-story building including 10 residential apartment units and an on-grade parking structure for 12 parking spaces as per Village Code Chapter 342, Articles 27.1 and 75, Sections A, B and E.

Mr. Kellard, Ms. Oakley and Ms. Moore confirmed that all of their comments have been addressed.

The Board reviewed the draft resolution and requested amendments.

There was no public comment.

On motion of Mr. Bintzer, seconded by Chair O'Rourke and carried, any public hearings remaining open for this address were closed.

Ayes: Ms. Chinn, Mr. Bintzer, Chair O'Rourke

Nays: None

Excused: Ms. Goldstein and Mr. Litman

On motion of Ms. Chinn, seconded by Mr. Bintzer and carried, the Board adopted the resolution as amended.

Ayes: Ms. Chinn, Mr. Bintzer, Chair O'Rourke

Nays: None

Excused: Ms. Goldstein and Mr. Litman

3. SITE PLAN AND SPECIAL PERMIT REVIEW

- A. 129-133 Prospect Avenue, (Section 9, Block 31, Lot 7 and 6B) located in the C-2 Zoning District, Site Plan and Special Permit Application, SEQRA Classification: Unlisted/Coordinated**

The applicant seeks to demolish two structures and construct a new 13-unit four-story residential building with associated site improvements including stormwater management system. The application requires Planning Board approval as per Village Code Chapter 342, Article 50, Sections A4, B6 and Part F and Chapter 342, Article 75, Sections A, B and C.

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Chair O'Rourke noted that this Board is the Lead Agency for this application. Ms. Desmond confirmed that there isn't anything to do procedurally.

Kristen Motel, Esq.:

- There will be 8 one-bedroom units and 5 two-bedroom units
- There will be rooftop solar

Pierre Sarrazin, R.A.:

- The lower level will be a partial basement with a gym, amenity space, the mechanicals and storage lockers
- There will be bicycle racks inside and outside
- The ground floor will be open parking, with green screening around the cars
- The 2nd and 3rd floors will each have 5 units with terraces
- The 4th floor will have three large 2-bedroom units with terraces
- The roof will have a kids activity area, a lounge area and a lot of greenery
- A canopy will have solar panels
- Most of the materials are fiber cement boards
- We'll adhere to the LEED Silver Standards

Ms. Moore:

- We recommend that the sidewalks include tactile strips for pedestrian safety

Mr. Kellard:

- The stormwater is primarily roof water, which is piped down to a treatment system below the parking area, underneath the building
- It includes a hydrodynamic separator for water quality purposes
- A drainage pipe system has a regulated outflow for detention purposes
- The discharge from the system is piped to the drainage system within Prospect Ave. to the Village system
- We requested that the applicant meet with DPW to get more info on the manhole connection
- Detail info on the wall is required
- Where is the staging area for concrete trucks, steel deliveries and large appliance deliveries
- Whether Prospect Ave. is going to be closed or the deliveries made on the neighbor's property, it should be documented and provided on the plan

Ms. Oakley:

- There are a lot of discrepancies between multiple plans, which need to be coordinated
- The green roof and the plants should be added to the landscape plan
- The tree preservation and landscape plans need to be separate plans
- The roots of the trees on the adjoining properties need to be protected
- The replacement trees on the east side of the property are going to get very little light and not thrive and survive

Mr. Cutler suggested that where the driveway is, having the sidewalk remain at grade in the area closest to the building so cars pulling into the driveway are aware they're entering a pedestrian space.

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The Board discussed the EAF and draft Negative Declaration and requested amendments.

On motion of Mr. Bintzer, seconded by Ms. Chinn and carried, the Board adopted the Negative Declaration as amended.

Ayes: Ms. Chinn, Mr. Bintzer, Chair O'Rourke

Nays: None

Excused: Ms. Goldstein and Mr. Litman

The application was adjourned pending HCZMC approval. A public hearing date will be set in the future.

4. SITE PLAN AND WETLANDS REVIEW

A. 921 Soundview Drive, (Section 4, Block 78, Lot 6A or 6B) located in the R-10 Zoning District, Site Plan and Wetlands Review Application, SEQRA Classification: Type II

The applicant proposes a new single-family residence and pool on an approximately 0.52- acre lot. The project requires site plan and wetlands permit approval from the Planning Board as per Village Code Chapters 342 and 192, Section 75, Part C.

Chair O'Rourke noted the notification requirements for continuing applications. He also noted that public comments are always welcomed.

Jaclyn Tyler, R.A.:

- We've submitted revised drawings
- The pool location is the same as what was submitted to the HCZMC
- Photos and drone shots were shared on screen
- We'll keep the vegetation along the rear of the property
- The pool won't be seen from Otter Creek

Beth Evans, Environmental Scientist:

- The wetland boundary that we flagged follows the landward edge of the phragmites
- The boundary is well defined by vegetation and topography
- The boundary was originally flagged in 2010, again in 2019 and again in 2021

Ms. Tyler:

- We've updated the tree preservation plan
- If the wetlands are taken out of the lot area, our coverage will be 16.8% where 35% is permitted and FAR will be .201 where .270 is permitted
- We're fully compliant with zoning
- There won't be any pool chemicals stored on sight
- The chlorine isn't the same and won't have the same impact as regular chlorine
- We have professional testimony that the natural benefits of the wetlands won't be impacted by the residence or pool
- The HCZMC determined consistency
- The untreated water that runs across the property goes into the wetlands
- The new drainage system and additional landscaping will provide filtering
- The Shore Acres Club pool exists on a piece of property adjacent to a wetland area

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Adam Wekstein, Esq.:

- The pool is small and won't be seen from Otter Creek
- The pool encroaches less in the buffer areas than many of the surrounding buildings do
- Necessary doesn't mean (inaudible) to achieve the objective

Ms. Oakley:

- The screening trees need to be protected as much as possible in all phases of the project, as they were promoted as a benefit to the views

Mr. Kellard:

- I'm ok with the shrub being moved from the infrastructure

Ms. Moore didn't have any comments.

The Board discussed the application and conditions to be in the resolution.

Ms. Evans:

- We have an e-mail from the DEC confirming that the adjacent area on the property extends from the tidal wetland boundary to elevation 10 in 1967
- We don't need a DEC Permit as we're not disturbing tidal wetlands
- We don't need an Army Corps Permit as we're not physically impacting the wetland itself

Ms. Oakley noted that there's a note on the plan stating that no trees exist with a 3" – 6" caliper in the wetland protection area within 25' of the project disturbance area.

The application was adjourned. Counsel will prepare a draft resolution.

PUBLIC COMMENT:

Bernie Carmada of Ralph Avenue:

- I've flooded 3 times
- It's getting ridiculous with the building
- We have to have more stringent codes for stormwater, the mayor is putting it on the agenda
- There's a code that might apply to 572 Van Ranst Place
- Prospect Ave. and N. Barry Ave. don't have to go by the 100-year flood
- N. Barry Ave. doesn't have pervious pavement or pavers for their parking lot
- We can't let water from new buildings go into the River
- The laws have to change

5. ADJOURN MEETING

On motion of Chair O'Rourke, seconded by Ms. Chinn and carried, the meeting was adjourned at 10:17 p.m.

All in favor?

Aye.

Ms. Goldstein and Mr. Litman excused.