

**Village of Amityville
Planning Board Minutes
February 2nd, 2017**

Chairman James Squicciarini opened the February 2, 2017 meeting of the Amityville Planning Board at 7:03 P.M. and welcomed the public. He then introduced himself and the other board members to the public.

Members Present: James Squicciarini, Chairman
Colleen Nugent, Board
Member Joe Morin, Board
Member
Mia Jealous-Dank, Board
Member Mary D'Andrea,
Board Member

Ethel MacGill, Alternate Board
Member Robert Alweis, P.E.,
Building Inspector Katie DeGraff,
Administrative Assistant

The board and attendees recited the Pledge of Allegiance.

Chairman Squicciarini noted that all applicants are hereby notified that any/all agreed upon concessions, promises, pledges, assurances or declarations given by them or their duly appointed agents, during their hearing process shall become stipulations to any approvals given by this Board.

The first order of business is to make a motion to approve the minutes for the January 5, 2017 Planning Board meeting, copies of which were distributed to all members of the Board.

The motion was made by Mr. Morin seconded by Ms. Nugent

Vote on the Motion:	James Squicciarini	aye
	Colleen Nugent	aye
	Joe Morin	aye
	Mia Jealous-Dank	aye
	Mary D'Andrea	aye

Motion Carried: 5 ayes 0 nays

Application of **Anthony Soares** applicant seeks architectural review and approval pursuant to the proposed elevation of the existing one story one family dwelling to F.E.M.A and New York State Building Code Requirement with new front entry and reconstruction of rear deck

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pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the North side of Anita Place approximately 138 feet East of Richmond Avenue in a "Residential BB" district
k/a 2 Anita

Place a/k/a SCTM# 101-11-10-8.1

Mr. Moraghan, 510 Peters Blvd, Brightwaters NY 11718 spoke on behalf of this application. Mr. Moraghan explained that this property is 96.5 feet wide, 137 feet long, and 13,220.5 total square feet. Mr. Moraghan and his client are looking to elevate his home 4.1 ft above the current grade, they are going to extend the vinyl siding down on the foundation and fill the rest with cultured stone.

Mr. Moraghan presented 2 examples of the cultured stone to the board from the Eldorado limestone collection, one is a York stone and the other is the shilo stone.

Mr. Moraghan presented the board with six (6) pictures regarding the homes proposed elevation explaining that they are looking to just remove and replace the foundation.

Ms. D'Andrea asked if they are going to be changing the window configuration, Mr. Moraghan stated "no".

Chairman Squicciarini stated that there are no structural changes on this application and that they need to submit accurate plans for this project.

Ms. Jealous-Dank asked why the plans show that there is no stone going on the left hand side of the home's foundation, Mr. Moraghan explained that the applicant will be planting there so the concrete will be completely covered

Mr. Morin questioned the elevation of the HVAC units, Mr. Moraghan explained they will be elevated as well 8ft off the ground.

Ms. Jealous-Dank asked if the railings are for clarity, Mr. Moraghan answered "yes"

Ms. D'Andrea stated that they are missing the top window on the plans, Mr. Moraghan stated that will be fixed on the revised plans he is going to submit.

There being no further comments from the floor or the Board, a motion to approve with the following stipulations was made by Mr. Morin and seconded by Ms.Nugent:

Stipulations:

1. Foundation is to be covered in either the Eldorado limestone York stone sample or the Eldorado limestone shilo stone sample that was submitted to the board.
2. Applicant must wrap the HVAC unit stands with lattice.

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3. Shrubs are to be planted on the left side of the home to cover concrete foundation.
4. Applicant is to submit a landscape plan to the Building Department
5. Applicant is to submit revised and corrected plans to the Building Department.
6. Applicant must secure all necessary permits
7. Applicant must abide by all building, state, and local codes

Vote on the Motion:	James Squicciarini	aye	
	Colleen Nugent	aye	
	Joe Morin	aye	
	Mia Jealous-Dank	Aye	
	Mary D'Andrea	aye	
Motion Carried:		5 ayes	0 nays

Application of **Christopher McCarthy** as agent for **Dolores Conroy** owner. Applicant seeks architectural review and approval pursuant to the elevation of the existing one and one half story one family dwelling to FEMA and New York State Building Code requirements with new front and rear decks and associated stairways pursuant to Section 24-6 A. (1) (h) of the Village Code. Premises located on the east side of Norman Ave. approx. 1140 feet south of Richmond Ave. in a "Residential B" district k/a **100 Norman Ave. a/k/a SCTM# 101-13-11-17**

Mr. McCarthy 47 Richmond Avenue spoke on behalf of this application. Mr. McCarthy submitted to the board three material samples for the foundation, the first was the originally approved stucco material, the second was a vinyl siding, and the third was the stone that was from the existing foundation of the home. Mr. McCarthy states that there are structural changes regarding the freeze crown, they are adding a hip roof to the home.

Chairman Squicciarini stated that the application was submitted as a request for a change of materials only and the applicant did not present plans prior to the meeting. The applicant now presents plans with hand drawn changes (hip roof) to the previously approved plans. The submission was insufficient and they need to submit revised plans showing all the structural changes that are proposed;

The Board agrees that the structural changes explained by Mr. McCarthy are too much to not see plans, revised plans are to be submitted to them by Monday February 6th, 2017.

Genevieve Leahy 116 Norman Avenue spoke on this application stating that they did not show up to the 1st hearing this application was to be heard, that the staircase looks like it belongs in New York City.

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Mr. McCarthy states that the mailings were done incorrectly for that 1st hearing so they were not able to present this application and that mailings were sent 3 times notifying the residents about this project.

Chairman Squicciarini stated that the signs were posted clearly on the property, he does a site visit to each property.

Chairman Squicciarini explained that the board cannot make a decision until they have reviewed the revised plans that Mr. McCarthy is to submit to the Building Department. Once all the members have received and reviewed the plans he will make a motion to poll the board to see if we can get this project moving along. The board understands what the owner is going through in regards to elevating her home; however, the present delay is the result of last minute structural changes that were not properly presented to the board. The board cannot vote absent proper plans. This application should have been presented as one to amend plans with proposed structural changes, not as a request to change materials from stucco to siding.

Application of **Richard Rosenbusch** applicant seeks site plan approval with architectural review and approval pursuant to the proposed construction for a two story one family dwelling with an internal garage and new covered front porch and rear wood deck in compliance with F.E.M.A and NYS Building Codes. Premises located on the east side of central avenue approximately 72.37 feet south of Hamilton street in an "Residential BB" district known as **3 Central Avenue** also known as SCTM#101-11-4-5

Mr. Rosenbusch 77 Broadway, Amityville NY 11701 spoke on behalf of this application. Mr. Rosenbusch explained that the home is going to be a 2-story colonial home consisting of a kitchen, dining room, den, living room, half bathroom, and a 1 car garage on the first floor and 2 bathrooms, 4 bedrooms on the second floor. Mr. Rosenbusch explained that they are using a grey Dutch lap vinyl siding and installing black shutters. Mr. Rosenbusch submitted 5 copies of the same picture showing the siding and shutters to give to each board member.

Mr. Rosenbusch stated that this application does not require a variance and that the sky plane calculation is wrong, based on the sky plane calculation they had to follow they had to clip the front elevation ridge of the house.

Chairman Squicciarini explained that the sky plane is to protect the surrounding neighbors view, lighting, and enjoyment.

Ms. D'Andrea stated that on the South elevation there is only 1 small window and 1 larger window, she asks if it is possible to add more windows to break up the siding.

Mr. Rosenbusch stated that area is a heavily wooded area that isn't going to be seen.

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Ms. Jealous-Dank stated that there is no cross-room ventilation, she would like some windows added the rooms.

Chairman Squicciarini asked if they are going to remove any of the fully grown trees that are located on this property, Mr. Rosenbusch answered they are not going to be eliminating the circular driveway which means they will be keeping all of the trees.

Mr. Rosenbusch states that the driveway will be redone using pea stone or blue stone gravel.

Ms. D'Andrea asked if there will be decorative lighting on the French doors, Mr. Rosenbusch stated that yes there will be one on each side.

Joan Donnison 150 South Ketchum Avenue spoke on this application asking how long he has owned this property, Mr. Rosenbusch answered 1 month. Ms. Donnison stated that according to our Village Code he needs a variance to build this house. Robert Alweis, Code Enforcement Officer addressed that, Chairman Squicciarini stated that this is a previously existing non-conforming lot but he will check with Village Attorney Richard Handler on this and report back. Chairman Squicciarini asks that Mr. Rosenbusch submits and/all paperwork to prove that he does not need a variance to the Building Department.

There being no further comments from the floor or the Board, a motion to approve with the following stipulations was made by Mr. Morin and seconded by Ms. Jealous-Dank:

Stipulations:

1. Applicant is to install 2 single windows in bedroom #2.
2. Applicant is to install 1 single window in the garage in line with the window installed in bedroom #2.
3. Applicant is to submit revised plans showing the stipulated window additions.
4. Applicant is to submit a landscape plan to the Building Department.
5. All existing trees are to remain where they are currently standing, they are not to be removed.
6. Applicant is to use pea stone or blue stone gravel in the circular driveway.
7. Applicant must secure all necessary permits
8. Applicant must abide by all building, state, and local codes

Vote on the Motion:	James Squicciarini	aye
	Colleen Nugent	aye
	Joe Morin	aye

