

**Planning Board Minutes
September 3, 2015**

Chairman James Squicciarini opened the September 3, 2015 meeting of the Amityville Planning Board at 7:00 P.M. and welcomed the public. He then introduced himself and the other Board members to the public.

Members Present: Chairman, James Squicciarini
 Tracey Cullen
 Peter Keller
 Joe Morin
 Mary D’Andrea
 Ethel MacGill (alternate member)

Also Present: Thomas Whalen, Code Enforcement Officer
 Stephen Greenwald, Coordinator for the Board

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 from the August 6, 2015 meeting. The motion was made by Ms. Cullen and seconded by Mr. Morin

Vote on the Motion:	James Squicciarini	-aye
	Peter Keller	-aye
	Tracey Cullen	-aye
	Joe Morin	-aye
	Mary D’Andrea	-aye

Motion carried: 5 ayes 0 nays

A motion to approve a six (6) month extension to Laura Orticelle, 41 Norman Ave. due to issues with New York Rising was made by Ms. D’Andrea and seconded by Mr. Morin

Vote on the Motion:	James Squicciarini	-aye
	Peter Keller	-aye
	Tracey Cullen	-aye
	Joe Morin	-aye
	Mary D’Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Charles Deckert. Applicant seeks architectural review and approval pursuant to the elevation of the existing two story one family dwelling to FEMA requirements pursuant to Section 24-6A (1) (h) of the Village Code. Premises located on the south side of New Point Place approx. 362 feet east of South Bayview Ave. in a "Residential B" district k/a 32 New Point Place a/k/a SCTM# 101-12-6-75

A motion to approve the application with the following stipulations was made by Mr. Morin and seconded by Ms. Cullen

Stipulations:

1. Applicant must adhere to all state and local codes
2. Applicant must obtain all necessary permits
3. Applicant will submit two (2) copies of revised plans for Building Inspector to review
4. The lattice on the rear deck will be brought down to the ground
5. Any exposed foundation will be covered in a decorative stucco and painted a complimentary color to match the siding
6. Bring siding down an additional two (2) feet on the front, left (east) side, and half of the rear to limit the amount of exposed foundation

Vote on the Motion:	James Squicciarini	-aye
	Peter Keller	-aye
	Tracey Cullen	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Micheals Nomikos. Applicant seeks a variation pursuant to the erection of a building sign above the roof eves pursuant to Sections 144-17 and 144-4 A. (1) of the Village Code. Premises located on the north side of Merrick Road approx. 80 feet west of Park Ave. in a "Business 2" district k/a 74 Merrick Road a/k/a SCTM# 101-7-2-15

A motion to approve the application with the following stipulations was made by Mr. Morin and seconded by Ms. D'Andrea

Stipulations:

1. Applicant must adhere to all state and local codes
2. Applicant must secure all necessary permits
3. The four (4) triangular brackets that will be used to secure the sign must be brought to the Building Department and approved by the Building Inspector prior to installation
4. Applicant must apply for a sign permit

Vote on the Motion:	James Squicciarini	-aye
	Peter Keller	-aye
	Tracey Cullen	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Richard Rosenbusch as agent for Helen B. Sutherland owner. Applicant seeks architectural review and approval pursuant to the proposed erection of a new two story frame dwelling pursuant to section 24-6 A (1) (h) of the Village Code. Premises located on the east side of Homestead Ave. approx. 248 feet north of Cedar Street in a "Residential B" district k/a 107 Homestead Ave. a/k/a SCTM# 101-5-5-34.2

Gail Delacrio, 111 Homestead Ave. is opposed to the application as she feels the lot is too small
Debra Montaga, 96 Homestead Ave. questioned the side yard setbacks. It was explained that there is significant footage to not require a variance from the Board of Appeals.

A motion to approve the application with the following stipulations was made by Ms. Cullen and seconded by Mr. Morin

Stipulations:

1. Applicant must adhere to all state and local codes
2. Applicant must secure all necessary permits
3. Detached garage will be sided to match new home
4. If the large Maple Tree must be taken down during construction a similar tree will be planted in its place
5. Post on front porch must align with supports below
6. Windows will be added to the side of the home on the two rear bedrooms
7. New plans must be submitted to the Building Department to show correct ridge height as well as the addition of the windows to the rear bedrooms

Vote on the Motion:	James Squicciarini	-aye
	Peter Keller	-aye
	Tracey Cullen	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Oak Street Villas, LLC. Applicant seeks approval for landscaping, drainage, and architectural review and approval pursuant to the proposed erection of twenty four (24) one bedroom multiple dwelling units within two (2) detached millennium two story buildings pursuant to Sections 24-6 A (b) (e) and (h) of the Village Code. Premises located on the north side of Oak Street in a "Residential C" district k/a 22-30 Oak Street a/k/a SCTM#'s 101-4-3-46, 46, and 47

Mr. Keller recused himself from this application as he is the architect for the project

Prior to the application being heard the applicant provided the Board with a Traffic Study.

Applicant submitted the full form from SEQRA Environmental Impact Statement and the Board found that there was no adverse impact to the environment as a result of this project. Accordingly, a SEQRA negative declaration will be prepared.

Janet Coletti, 17 Wellington Place is opposed to the project. She feels there is not sufficient parking and that it will create more traffic congestion.

Joan Donnison, BVCA, 150 South Ketcham Ave. is also opposed to the project because of traffic and parking concerns as well as density.

Carl Vernick, Soil Mechanics stated that he appreciates the buffer between the right of way and the project but feels taller trees should be planted. He is also concerned about traffic and the heavy equipment that he moves in and out of his area of business.

A motion to approve the application with the following stipulations was made by Ms. Cullen and seconded by Ms. D'Andrea

Stipulations:

1. Applicant will abide by all stipulations set forth by the Board of Trustees in the Access Agreement date August 13, 2015
2. Applicant must secure all necessary permits
3. Applicant must adhere to all state and local codes
4. Applicant will repave, re-landscape and install new colonial lighting in the municipal parking lot
5. Applicant will install irrigation to maintain new landscaping both on the property and in the municipal parking lot
6. The north side of the property will be planted with a minimum of six (6) foot Leyland Cypress trees to minimize the impact of the right of way running along the north side of the property
7. Signs for the new complex will be placed only at the entrance from the municipal lot and not on Oak Street itself
8. Estate fencing as well as lighting will be placed around the perimeter of the property as in the rendering submitted

Vote on the Motion:	James Squicciarini	-aye
	Ethel MacGill	-aye
	Tracey Cullen	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Meeting adjourned at 9:50pm

Dina Shingleton/Clerk/Treasurer