

## Planning Board Minutes December 7, 2017

Chairman Donald Pollock opened the December 7, 2017 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: Donald Pollock, Chairman  
Colleen Nugent, Member  
Mary D'Andrea, Member  
Joseph Morin, Member  
James Squicciarini, Member  
Chris McCarthy, Alternate

Other Attendees: Brian Donato, Building Inspector  
Catherine Murdock, Clerk Treasurer  
Corliss Baskerville, Secretary to Boards

Chairman Pollock stated to the applicants that two of the Board members were running late which did not present a full Board informing the applicants that three votes are needed to approve their application and if there is a tied vote they are at risk of not get approved. Each applicant was offered the right to postpone their application. Each applicant chose to be heard at tonight's Planning Board meeting.

Chairman Pollock 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 of the November 2, 2017 meeting. Mr. Squicciarini made a motion to hold off on the approval of the minutes as he thought the minutes did not accurately transcribe the last motion at the end of the meeting. He requested that the tape be listened to again and an accurate transcription be submitted with exactly what was said in the motion. Chairman Pollock asked if the recording could be listened to after the meeting and Mr. Squicciarini said it could be done and reiterated that a transcription of exactly what was said can be submitted.

Chairman Pollock stated that the approval of the November 2, 2017 minutes would be postponed until the next meeting to which the Board agreed.

The Board and attendees recited the Pledge of Allegiance.

1. Application of Robert W. Brown of Land Design Associates as agent for Amar Jit Singh. Applicant seeks site plan approval pursuant to the proposed site plan improvements including drainage, curbs, sidewalks, paving and landscaping to the existing site pursuant to §24-6A. (1) (b) of the Village Code. Premises located on the north side of Loudon Avenue

approximately 909 feet east of county line road in a "Residential B" District known as 81 Loudon Avenue a/k/a SCTM# 101-2-2-2

Robert Brown, of Land Design Associates, spoke for the application. Mr. Brown submitted plans, previously approved in December 2011, for re-approval. At the time, financial issues caused the project to come to a halt. The applicant is now ready to move forward and therefore re-submitted the application. There have been no changes to the plan, buildings, landscaping or irrigation since the application was approved in 2011. The applicant would like to start working the early part of next year.

Chairman Pollock stated that he and Mr. Smith walked the grounds. Mr. Smith explained that the only work being done is the driveway, pavement, sidewalk, parking, restriping, shrubbery and trees. There are no buildings being built or removed. Mr. Squicciarini had no objections to the application and brought attention to an error in the Section code typed in the legal narrative and agenda. He suggested the typo be corrected for the record. Chairman Pollock says that can be done with the Building Inspector.

**Joan Donaldson** of Bay Village Civic Association spoke to this application asking for clarification of the applicant's plans for the building toward the back and any change in the entrance and egress of the parking area. Mr. Brown responded the project mainly consists of renovation, drainage, expansion of parking capabilities, improvement of the circulation and access points and associated landscaping bringing the location up to code. The West driveway will be widened and improved, allowing for more parking, with along the addition of a guard booth. The East side will be an exit point only which will be realigned.

Mr. McCarthy asked if there would be a directory of where each building is when pulling into the parking lot. Mr. Brown and Chairman Pollock stated that there will be a guard checking people in that will also direct the people.

Mr. Salangelo spoke to the application.

A motion to approve the application was made by Mr. McCarthy and seconded by Mr. Squicciarini.

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| Vote on the Motion: | Chairman, Donald Pollock | -aye |
|                     | Mary D'Andrea            | -aye |
|                     | Chris McCarthy           | -aye |
|                     | James Squicciarini       | -aye |
|                     | Joseph Morin             | -aye |

Motion carried: 5 ayes 0 nays

2. Application of Thomas Pititto of Dormer King as agent for Eileen Soper. Applicant seeks architectural review and approval pursuant to the proposed second story addition to the

existing one and one-half story one family dwelling pursuant to §24-6 A. (1) (h) of the Village Code. Premises located on the north side of Sunset Avenue approximately 292ft. east of County Line Rd in a “Residential B” District known as 51 Sunset Avenue a/k/a SCTM# 101-2-1-23

Eileen Soper spoke for the application. Ms. Soper has been before the Zoning Board of Appeals and has been approved for a variance to build a shed in the back of the house and deck. Applicant now seeks to build a second story extension to the house so that her daughter, son in law and grandchild can live with her. There is no additional kitchen being added. The colors and materials of the siding will remain the same. Applicant is waiting on official approval certification from the Zoning Board once the minutes from that meeting have been approved. Mr. Squicciarini spoke to the fact of the house is pre-existing nonconforming and confirms with applicant that the footprint will not be changing.

No one spoke for or against the application.

A motion to approve the application was by Ms. Nugent and seconded by Ms. D’Andrea. The following stipulation was made:

Stipulation:

1. The applicant must secure all Zoning Board of Appeals approvals and the variances required.
2. The Planning Board approval will be subject to the above approvals.

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| Vote on the Motion: | Chairman, Donald Pollock | -aye |
|                     | Mary D’Andrea            | -aye |
|                     | Chris McCarthy           | -aye |
|                     | James Squicciarini       | -aye |
|                     | Joseph Morin             | -aye |

Motion carried: 5 ayes 0 nays

3. Applicant seeks Architectural Review and approval pursuant to the proposed elevation and partial reconstruction of the existing two story single family dwelling to be in compliance with FEMA and NYS Building Code requirements with new front and rear decks and garage under home pursuant to §24-6 (A) (1) (h) of the Village Code. Premises located on the east side of South Ketcham Avenue approximately 628ft. south of Morris St. known as a “Business 3” District known as 260 South Ketcham Ave a/k/a SCTM# 101-11-8-39.

Robert Steckler for the application. Applicant is lifting the house with prior knocking down rear portion of the house. It is the same footprint with a different location due to a kink found in the house. Applicant went before the Zoning Board of Appeals to seek variances for

height of dwelling and sides which were approved by the Board. The Plan calls for a 9 9ft.3in. elevation, cement siding with lattice, a new 9ft. staircase also covered in lattice. The height of the building is 35x6 ft. The home is 6-7in. over the requirement. The variance is 8in close to neighbor's property who has no objections. Siding is vinyl, cedar shake in a slate grey. Half of the south side of the home is missing siding also to be done in slate grey. One of the two sheds currently in the front of the home will be removed. A variance was not sought by the applicant as he was not aware one was needed for that. He intends to build a garage in front of the home. Applicant will use bottom floor for storage of boating and fishing equipment.

Mr. Squicciarini spoke to the fact there are missing pages of the floor plan. He also states that with the application documents before the Board and the fact that the applicant is not just doing a straight lift, he should be going for a site plan review rather than an architectural review. Ms. D'Andrea questioned the applicant's plans for the second floor. Mr. Steckler responded that there are three bedrooms and a bathroom on the second floor. Only the master bedroom will be expanding. As well, there will be a room for the washer/dryer and furnace. All windows will be the same with or without lattice. Landscaping around the building will consist of a walkway on one side and bluestone on the other. There is one side of the front of the house with all garden which will be maintained.

Further discussion ensued regarding the visual structure, height of the home as well as missing landscaping and floor plans. Concern was expressed among the Board members for the visual of the shed, shrubbery, plantings and material samples which are required. Mr. Donato mentioned that the applicant is a NY Rising applicant with limited access to the materials used for the home at this time. There is also a time restraint. The project is inspected by NY Rising in March and according to the new guidelines must be finished by the end of 2018.

Chairman Pollock suggested that the applicant choose a few materials, bring them to the Building Department and go over them with Mr. Donato. At which point, the Board can be called in to review the materials and samples. Mr. Squicciarini would like to see a complete application which is required including building materials, samples, landscaping plan, a full set of floor plans and pages 2-10 of the elevation as stated in Sub-section C of the application.

Chairman Pollock called for a recess so that the original plans can be retrieved and reviewed by the Board.

A Motion was called to accept the application with current plans and the expectation of materials used to be cedar shake as discussed and with the following stipulations by Ms. Nugent and seconded by Mr. Squicciarini:

Stipulations:

1. No living space on bottom level of home. It is to be used for storage only.
2. The applicant must secure all Zoning Board of Appeals approvals and the variances required.
3. The Planning Board approval will be subject to subsequent approvals for materials and landscaping plans.

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| Vote on the Motion: | Chairman, Donald Pollock | -aye |
|                     | Mary D'Andrea            | -aye |
|                     | Chris McCarthy           | -aye |
|                     | James Squicciarini       | -aye |
|                     | Joseph Morin             | -aye |

Motion carried: 5 ayes 0 nays

The public meeting ended.

A motion for Executive Session was made by Mr. Squicciarini and seconded by Mr. Pollock.

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| Vote on the Motion: | Chairman, Donald Pollock | -aye |
|                     | Mary D'Andrea            | -aye |
|                     | Chris McCarthy           | -aye |
|                     | James Squicciarini       | -aye |
|                     | Joseph Morin             | -aye |

Motion carried: 5 ayes 0 nays

The public was dismissed and Executive Session commenced 8:12pm

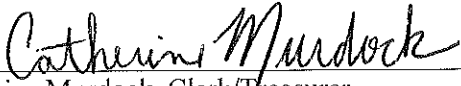
A motion to adjourn the meeting was made by Ms. Nugent and seconded by Ms. D'Andrea.

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| Vote on the Motion: | Chairman, Donald Pollock | -aye |
|                     | Mary D'Andrea            | -aye |
|                     | Colleen Nugent           | -aye |
|                     | James Squicciarini       | -aye |
|                     | Joseph Morin             | -aye |

Motion carried: 5 ayes 0 nays

Meeting adjourned at 8:31 pm

Respectfully submitted:

  
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Catherine Murdock, Clerk/Treasurer