

## Planning Board Minutes February 7, 2019

Chairman Donald Pollock opened the February 7, 2019 meeting of the Amityville Planning Board at 7:08 P.M. and welcomed the public.

Members Present: Donald Pollock, Chairman  
Mia Jealous-Dank, Alternate  
Mary D'Andrea, Member  
Michael O'Neill, Member  
Colleen Nugent, Member

Other Attendees: Bryan Donato, Building Inspector  
Corliss Baskerville, Secretary to the Board

Absent: James Squicciarini, Member

The Board and attendees recited the Pledge of Allegiance.

Chairman Pollock introduced himself and the other Board members to the public. He 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 January 3, 2019 meeting.

A Motion to approve the minutes from the January 3, 2019 meeting was made by Ms. Nugent seconded by Mr. O'Neill.

Vote on the Motion:	Chairman, Donald Pollock	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Michael O'Neill	-aye
	Mia Jealous-Dank	-aye

Motion carried: 5 ayes 0 nays

Chairman Pollock announced to the public and applicant, that a full Board would not be hearing the application presented by Mr. Nugent for Ian Laing. Ms. Nugent would be recusing herself due to her sibling relation to Mr. Nugent and Ms. Jealous-Dank would be recusing herself because she lives across the street from Mr. Laing. He informed the applicant determination on

his application would require a 3/3 vote to be approved. If he so chooses, he could ask for a postponement to be heard when the entire Board is present. Mr. Nugent stated he spoke with his client, Mr. Laing, and it was decided to move forward with tonight's hearing.

With no further Board business Chairman Pollock moved on to the items on the agenda.

**Continuation of the application of Madison Avenue Construction Corporation as agent for owner Peter Wolf.** Applicant seeks architectural review and approval pursuant to the proposed erection of a new elevated two-story, single-family dwelling pursuant to Section 24-6 A. (1) (h) of the Village Code. Premises located on the north side of Norman Ave., approximately 1,065 feet west of Richmond Ave., in a "Residential B" District known as 85 Norman Ave., a/k/a SCTM# 101-13-10-15.

William Deak and Heather Turco, 136 Connetquot Rd., Oakdale, NY spoke on behalf of this application. Chairman Pollock confirmed with the applicants they brought new architectural plans to be reviewed. Mr. Deak confirmed he had new plans and presented them to the Board. The proposed dwelling will be five feet from the ground, side yards are six feet on the south side and seven and a half feet on the north side. The dwelling will be regatta blue in the back and on the sides of the dwelling, with cedar shake on the front in the same blue, rustic black roofing and natural Versetta stone around the front base of the dwelling with stucco in the back and on the sides. The windows will be Anderson windows. The applicants presented a listing of the landscaping plan to the Board.

Ms. D'Andrea expressed concern about the colors in the rendering being a lot lighter than the colors in the sample materials. She does not think adding black shutters, in addition, will offer much contrast or create something they would really like. In her professional opinion, she suggested they lighten up the siding which will pop more and make them happier in the long run.

**Jerry O'Neill, 104 Lebrun Ave.,** lives diagonally across the canal from the property. He is thrilled to see something new going up. Mr. O'Neill would like to see more detail to the windows as was stated in the previous meeting. He would also like to see if there are any elevations on the side and rear of the dwelling. He would like to see stonework along the north and south sides of the dwelling and some type of border or trim around the windows and shutters. He asked how much experience the applicants had in this area and have they built other houses.

**Pat Weber, 81 Norman Ave.,** asked who is responsible to ensure the plans presented today are actually what gets built. Mr. Donato responded he was responsible. Mr. Weber also expressed concern over the landscaping design presented to the board in the drawing.

Chairman Pollock stated the applicants will have to present to the Board exactly what they are planning to do. He referenced another applicant that changed what they actually built from what was presented to the Board emphasizing they will not receive a Certificate of Occupancy until the home is put back in the shape of what was presented. He informed the applicants they are held accountable to what they are presenting. This is the importance of presenting architectural plans as opposed to an artist's rendering. Mr. Weber also expressed concern over the side view and placement windows.

Ms. Turco did not agree that shutters should be put on all of the windows and would rather entertain a larger trim. There would be too many shutters and would not look good. She is open to using a larger white trim and putting shutters in the front only. Chairman Pollock said he would go with that. Ms. D'Andrea agreed that with larger trim on the windows would look well. She added that a little detail would also be good.

Mr. O'Neill asked the applicant what their thought or comments were regarding the stucco being changed to stone along the sides. Mr. Deak responded whatever would make everyone happy. We are pretty much following what everyone else is doing in the neighborhood. There is one house on Richmond Avenue that painted the stucco and he liked that idea. Mr. O'Neill asked if they had any landscaping along the side or is it going to be cement, lawn or walkway. Mr. Deak responded they are open to ideas. Ms. Turco stated the side yards are much bigger now leaving a lot more room to plant. It is an improvement from what was there. Mr. O'Neill asked if this was the applicant's first project. Ms. Turco responded it is their second project, but this is the first time they are working on designing architecturally in Amityville. They have built similar homes in Brookhaven and Babylon. Normally, their architect takes care of all this work and they just go in and work the project.

**Delores Conroy, 100 Norman Ave.,** asked why the architect did not design the project and was not present. Chairman Pollock informed Ms. Conroy that is not a requirement of the Board. Ms. Nugent clarified the project was designed by an architect; he simply did not appear today.

**Pete Himmelman, 89 Norman Ave.,** expressed concern over the huge cement blocks and wood on the property. He wanted to know if the applicants would be required to remove that as he was concerned about levelling the property as well as the cesspool collapsing. Mr. Donato responded that any large debris would have to be removed. He said he would be there to ensure all is done correctly. Mr. Himmelman was also concerned about wood being added around the existing dock and boardwalk around the bulkhead. Ms. Nugent stated that is not an issue before the Board. Mr. Deak responded there will be a proper boardwalk around the bulkhead.







Ms. D'Andrea commented that it looks nice. Mr. O'Neill asked if he planned on adding additional landscaping. Mr. Gross notes there is a lot of dead landscaping there but is planning to replace it once spring comes. It depends on what the soil looks like at that time. He said we plan to keep the large bushes on the right side of the house. Mr. Heller, a neighbor on the south side, thanked Mr. Gross for cleaning up a lot of the mess that was there. There will be trees and colorful bushes planted there. Mr. Gross has done this with other houses. Ms. D'Andrea questioned window placement on the second story as the windows look very close to each other. He answered he believes it was a mistake on the rendering but can have the architect move the window over a little bit more. The small window is a bathroom window. Mr. Gross explained that there is an upper master suite toward the back of the house and the two front windows are two bedrooms for children and a Jack and Jill toilet and bathroom which explains the small window.

Chairman Pollock commented there are three bedrooms upstairs and two full bathrooms; downstairs is another bedroom and another full bathroom. Mr. Gross stated that the last-mentioned bathroom may not remain and may turn into a non-functional office space or storage area. The existing garage is currently a bedroom. The intent is to leave that as a bathroom/office. The area next to that garage is a bathroom on the plans but it is up in the air whether he will keep it or not. The second garage area, all the way to the left, will be as it exists now and remain storage space. There will be new garage doors installed that are non-functioning. The door to the right of the garage is going to become a utility/mud room. Chairman Pollock asked if the roof section in that area is flat or pitched. Mr. Gross answered that section has step downs and the roof is pitched. The house will be brought up to Village Code. This home is intended to be a one-family home. The area by the front main entrance will become an open concept den leading into the living room where the bay window is. There will be a floating fireplace leading into the formal dining room where the old illegal kitchen was. Ms. Jealous-Dank commented there is no bay window on the plans and wanted to confirm if it was projecting. Mr. Gross confirmed it was projecting. Chairman Pollock stated whatever little things left out of the present plans must be included in the final plan and presented to Mr. Donato. Ms. Jealous-Dank further questioned placement of a window in the proposed guest bedroom and the lack of natural light coming in due to a closet in the room and Mr. O'Neill reiterated the point. Mr. Gross agreed to correct that and submit it to Mr. Donato. Ms. Jealous-Dank asked Mr. Donato if garage doors entering into a conditioned space was allowed to which Mr. Donato answered no. She also questioned the location of the window set directly behind the toilet.

No one spoke for or against this application.





