

Planning Board Minutes July 5, 2018

Chairman Donald Pollock opened the July 5, 2018 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
James Squicciarini, Member
Colleen Nugent, Member
Mary D'Andrea, Member
Michael O'Neill, Member

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

The Board and attendees recited the Pledge of Allegiance.

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 June 7, 2018 meeting.

A Motion to Approve the minutes from the June 7, 2018 meeting was made by Ms. Nugent and seconded by Mr. O'Neill.

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

Motion carried: 5 ayes 0 nays

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

Chairman Pollock announced that the application of Salim Abraham agent for HEM Development II Corp regarding 6 Belmont Ct., would not be heard at tonight's meeting. Paperwork was not submitted to the Building Department and the Board as required.

Frank Coletti, 275 Bayview Ave., spoke for himself and other neighbors of 6 Belmont Ct., expressing concern as they did not receive notification of the property being sub-divided. They received information of the original application which was adjourned but not informed of the meeting following. Chairman Pollock explained that meeting was the Zoning Board of Appeals. Ms. Baskerville and Mr. Donato explained to Mr. Coletti the procedure of notification when an application is adjourned.

Janet Coletti, 17 Wellington Pl., commented the home was scheduled to be torn down almost two years ago. She asked if there is a time limit on how much time the owner has to comply with the Village ordinances before the Village takes the house down. Mr. Donato explained they are trying not to do that as the owner is in the process of going before the Zoning Board of Appeals. As well, he stated there is a lot that goes into the process of tearing a house down in the Village. Ms. Coletti said there are a lot of neighbors that are not in favor of the owner putting up two new houses.

A Motion to adjourn this application with the following stipulations was made by Mr. Squicciarini and seconded by Mr. O'Neill.

Stipulations:

1. Applicant must submit a completed application with required paperwork and drawings to the Building Department and Board within two weeks from today.
2. Applicant's application will be heard at the September Planning Board meeting.

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

Motion carried: 5 ayes 0 nays

Application of Jeffrey Kline. Applicant seeks Architectural Review and approval pursuant to the proposed 852 S.F. 2nd Story Addition to Existing Elevated Dwelling with New Rear Decks pursuant to Sections 24-6 (A) (1) (h) of the Village Code. Premises located on the East side of Stuart Ave approximately 568 ft. South of Bingham Place in a residential B District known as 52 Stuart Ave a/k/a SCTM#101-13-7-9.

Mr. & Mrs. Kline are looking to add a dormer to their second floor. They are proposing a master bedroom, a small bedroom, laundry room and master bathroom. Chairman Pollock asked if the additions will follow the existing materials. The Klines presented samples of the materials they intend to use which is very close to the existing home. There are no variances required. Ms. D'Andrea stated she would like to see a trellis or the like under the stairs leading up to the entrance so that it is not left open. She would also like to see lighting over the garage. Mr. Kline stated there is a sensor light over the garage now. Ms. Nugent questioned the materials of the door. He responded it is a storm door. Ms. Nugent questioned the material of the foundation. Mr. Kline stated it would be grey cement. Ms. D'Andrea suggested they match the cement to the siding. The deck area has a solid foundation. There is landscaping and driveway already. Chairman Pollock asked if they planned on storing anything under the stairway leading up to the meters. Mr. Kline responded not now.

Lynn Davies-Dodson, 51 Stewart Ave., spoke in favor of the application. She stated they have done nothing but improve the home since purchase. It looks nice and will bring up the value of the rest of the homes in the area as well.

A Motion to Approve the application as presented with the following stipulations was made by Mr. O'Neill and seconded by Ms. D'Andrea.

Stipulations:

1. Applicants must add lattice by the stairs leading to the entrance of the house.
2. Applicants must match the coloring of the foundation to the existing siding.
3. Applicant should stick to plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require you to come before the Board again.
4. Applicants must obtain a Building Permit.
5. Applicants must adhere to all Village, State, County and Local codes.

Application of Kevin M. Paul as Agent for Gopal Sarkar. Applicant seeks architectural review and approval pursuant to the proposed construction of a new two-story, single-family dwelling on an existing foundation pursuant to Sections 24-6 (A) (1) (h) of the Village Code. Premises located: on the South side of Locust Dr approximately 695 ft. West of Broadway in a "Residential B" District known as 58 Locust Dr a/k/a SCTM#101-1-2-12.

Michael Rubenstein, H2M Architects and Engineers, 538 Broadhollow, Rd., Melville, NY spoke on behalf of this application. The firm was hired to reconstruct throughout the existing dwelling due to fire damage. They propose to utilize the existing foundation and not expand the existing footprint. Mr. Donato directed them to appear before the Board as the damage to the

dwelling exceeds 50%. Applicant is also proposing a 34 sq. ft. second-story rear dormer addition which will conform to the current zoning and side yard setback. The proposed roof pitch will comply with the minimal allowed. They will comply with the sky exposure plane as per the zoning requirements. The new air conditioning unit will be in the rear yard to comply with the 12 ft. rear yard requirement. The finishes will be like the surrounding properties. Mr. Rubenstein submitted a sample board of materials and colors to the Board. Ms. D'Andrea questioned the color of the handrails and front door to which Mr. Rubenstein replied the rails would be white PVC and the door close to a tan color. She asked if the door was a slab door. He said it would be a raised panel door.

Ms. Nugent asked if the rear porch and handrails going down to the yard would have lattice to enclose the bottom stairs and if the bottom was solid cement. Mr. Rubenstein agreed to add lattice on the rear stairs and confirmed the bottom of the stairs is cement. He also confirmed there would be lighting to accent the furniture.

No one spoke for or against this application.

A Motion to Approve the application as presented with the following stipulations was made by Ms. Nugent and seconded by Ms. D'Andrea.

Stipulations:

1. Applicant must add lattice to the rear deck and raised panels to the front door.
2. Applicants must stick to plans as presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require you to come before the Board again.
3. Applicants must adhere to all Village, State, County and Local codes.

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

Motion carried: 5 ayes 0 nays

Application of Mark Searage as Agent for John Goarin. Applicant seeks site plan approval and approval of drainage, paving and landscaping pursuant to a proposed 6000 sq. ft. first floor addition and addition of 1753 sq. ft. 2nd Story to the existing one-story masonry building pursuant to: Sections 24-6 (A) (1) (b) and 24-6 (A) (1) (i) of the Village Code. Premises located on the East side of Deforest St approximately 178 ft. North of Edison St East in an Industrial District known as 21 Deforest St a/k/a SCTM#101-4-2-7.

Raymond Caliendo, Art of Form Architectural Services, 157 Broadway, Amityville, NY spoke on behalf of this application. This application has appeared before the Zoning Board of

Appeals and was approved with the variances for parking, lot coverage and side yard setbacks. To allow additional stacked parking on the rear east side of the property they cut the building to a side angle. Chairperson Pollock asked Mr. Caliendo to explain the business at that building. Mr. Caliendo explained that the main thing the Board should consider is the office space. They are proposing a second floor which will have a few offices. The business consists of eight employees maximum. The remainder of the building is for storage, deliveries and distribution. He confirmed there are five offices on the second floor: a storage room, breakroom and rest rooms. Chairman Pollock questioned the fact that is a warehouse meaning things are getting stored, but trucks must come in to remove and reload. Mr. Caliendo answered there is a shared common driveway that is shared with the adjacent business and trucks to drive in and out of the building through the driveway. All loading and unloading happens on the side of and within the building. There is no outdoor storage. Chairman Pollock asked if there would be any retail business there to which Mr. Caliendo responded no. He explained that the company's operations services operate out of two facilities (Queens and Mineola) and the owner wanted to consolidate the two operations. Chairman Pollock expressed the Board was very pleased with what is being presented.

Lisette & Louis Marmol, 160 Prince Chico St. live in the house directly behind this building. She expressed concern over the shared driveway, deliveries on the street and the appearance of the side of the building facing the front of her home. Ms. Marmol would like to see some sort of covering on the back of the building. Mr. Caliendo stated and presented colors of the elevations being proposed. It is proposed to be sheaved in a split-faced concrete block with two-toned colors and the central area will be a metal panel with glazing. He also stated that the second story of the building will only be in the front half of the building, but we are raising the height of the building. The Marmol's would be looking at the east elevation. Mr. O'Neill questioned if there was any existing landscaping on the east side of the property. Mr. Caliendo responded there is none existing, but they are proposing landscaping.

Scott Normandin, Bohler Engineering: 2929 Expressway Dr., Hauppauge, NY commented they are proposing several rows of plants to help screen the area. Ms. D'Andrea asked about lighting and Mr. Normandin responded there are light packs on all elevations. Chairman Pollock asked Mr. Caliendo to confirm if there would be an entrance/exit on Prince Chico St. Mr. Caliendo confirmed there is none.

A Motion to Approve the application as presented was made by Ms. Nugent and seconded by Mr. O'Neill.

Stipulations:

1. Applicants must stick to plans as presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require you to come before the Board again.
2. Applicants must adhere to all Village, State, County and Local codes.

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

Motion carried: 5 ayes 0 nays

Application of James Gravina as Agent for The Long Island Home. Applicant approval of the modified site plan and Architectural Review and approval pursuant to the proposed addition of a one-story prefabricated building to the existing site pursuant to Sections 24-6 A. (1) (b) and 24-6A. (1) (h) of the Village Code. Premises located on the southeast corner of Sunrise Highway and County Line Rd., in an in part "Business 2" and in part "Residential B" Districts of the Village known as 400 Sunrise Hgwy., a/k/a SCTM# 101-2-2-1.1.

Brenden Meet, Nugent and Dykman LLC., 100, 4850, Quentin Roosevelt Blvd, Garden City, NY and James Gravina, Long Island Home, spoke on behalf of this application. They are proposing a one-story, modular building on The Long Island Home campus. The proposed building would be constructed to facilitate the conversion of current office space within Valentine Hall to be repurposed for patient use. This space was repurposed previously from patient use to office use and now has need to be reclaimed by the hospital for offices. The space would be 2100 sq. ft., created east of Valentine Hall. Photographs of the proposed building aesthetics were presented to the Board for review. Mr. O'Neill questioned if the trailer currently on the premises will be replaced by this structure to which Mr. Meet responded it would be in addition to the trailer. Mr. O'Neill questioned if they would be reclaiming parking lot space. Mr. Meet explained there was no concern about parking. Ms. D'Andrea expressed concern with the concrete block used for the bottom of the elevation as presented in the photo and if there would be covering or not. Mr. Meet replied the base of the elevation would be covered. Further discussion ensued regarding the base of the elevation and its aesthetics. Mr. O'Neill confirmed with Mr. Meet that both buildings (present and proposed) are/will be handicapped accessible with ramps. Chairman Pollock confirmed that there is lighting around the building. Ms. Nugent asked if () had a shelf life before it would need to be replaced. Mr. Meet stated that all meets the code or standards.

No one spoke for or against this application.

A Motion to Approve the application as presented was made by Mr. O'Neill and seconded by Ms. D'Andrea.

Stipulations:

1. Applicants must stick to plans as presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require you to come before the Board again.
2. Applicants must adhere to all Village, State, County and Local codes.

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

Motion carried: 5 ayes 0 nays

Continuation of Virgilio Franco. Applicant seeks Architectural Review and approval pursuant to the proposed construction of a new elevated two-story single-family dwelling with front porch and attached garage to be in compliance with FEMA & NYS Building Code requirements pursuant to § 24-6 (A) (1) (H) of the Village Code. Premises located on the east side of Berger Ave., approximately 280 ft. south of Shore Rd., in a “Residential B” district known as 30 Berger Ave a/k/a SCTM#101-13-3-7.

Chairman Pollock addressed Mr. Franco regarding the new drawings submitted. Mr. Franco does not currently know which side the meters are going to be placed so they are not reflected in the renderings. Mr. Pollock stated to Mr. Franco that he must come in to see the Building Inspector once he knows and his application is accepted. Chairman Pollock asked Mr. Franco if he had the landscaping plans, windows and finishes he was asked to submit? Mr. Franco presented to the Board the new plans of such. The Board reviewed the plans and drawings (marked “Exhibit A”). Mr. Franco added lights, moved the window where there was a concern, he added cultured stone and lattice. He also presented photos (marked “Exhibit B”) of a home he worked on previously which will be like the proposed home. They will have the same siding, paving and landscaping. Ms. Nugent asked if there was a house taken down to which Mr. Franco replied there was before he purchased the property. Mr. Franco mentioned he had to get the Certificate of Occupancy before December 31, 2018 as per New York Rising. The previous owner neglected to move forward with reconstructing the home. Discussion ensued among the Board members and Mr. Franco away from the dais as they reviewed the plans. Ms. D’Andrea asked if the home will have columns which Mr. Franco stated he would be adding square columns.

No one spoke for or against the application.

A Motion to Approve the application as presented was made by Ms. Nugent and seconded by Mr. O’Neill.

Stipulations:

1. Applicants must stick to plans as presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require you to come before the Board again.
2. Applicants must adhere to all Village, State, County and Local codes.

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

Motion carried: 5 ayes 0 nays

A Motion to Adjourn the meeting was made by Mr. Squicciarini and seconded by Mr. O'Neill.

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

Motion carried: 5 ayes 0 nays

Meeting adjourned at 8:40 pm

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer