

## Planning Board Minutes October 4, 2018

Chairman Donald Pollock opened the October 4, 2018 meeting of the Amityville Planning Board at 7:01 P.M. and welcomed the public. He 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: Mia Jealous-Dank, Alternate  
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 September 6, 2018 meeting.

Chairman Pollock asked the Board and public to stand for a moment of silence in honor of Peter Keller, a resident of Amityville and a former member of the Board.

A Motion to approve the minutes from the September 6, 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.

**Application of Glenn T. Nugent Esq., as agent for John J. Vigorito Jr.** Applicant seeks approval pursuant to a minor subdivision/lot line adjustment. Subdivide thirty (30) ft. from the West side of 45 Griffing Ave. and join it to the East side of 69 Griffing Ave., to increase the side yard and frontage of 69 Griffing Ave., with neither parcel becoming a sub-standard parcel pursuant to Sections 183-136 (B) and 24-6 A. (1) (a) of the Village Code. Premises located on the Northwest corner of Grand Central Ave., and Griffing Ave., known as 45 Griffing Ave., a/k/a SCTM# 101-12-3-26 and the other on the Northside of Griffing Ave., approximately 170 ft. East of Riverside Ave., in a "Residential A" District, known as 69 Griffing Ave., a/k/a SCTM# 101-12-3-9.

Ms. Nugent recused herself from hearing this application as the applicant's agent, Mr. Nugent, is a relative. Alternate member, Ms. Jealous-Dank, will hear this application in place of Ms. Nugent.

Mr. Nugent spoke on behalf of this application. The applicant, Mr. Vigorito, owns the property at 69 Griffing Avenue and has resided there with his family since 1991. He also owns the one-family residence at 45 Griffing Avenue. Mr. Vigorito would like to take thirty feet of property from 45 Griffing Avenue and add it to 69 Griffing Avenue. The minor lot line adjustment will render a non-conforming lot into a conforming lot.

Chairman Pollock opened the floor to the public. No one spoke for or against this application. Chairman Pollock suggested Mr. Nugent look into whether recreational fees would apply to this application.

A Motion to approve this application as presented was made by Mr. O'Neill seconded by Ms. D'Andrea.

**Stipulations:**

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

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

Motion carried:                      5 ayes                      0 nays

**Application of David Yagy, Owner.** Applicant seeks architectural review and approval pursuant to a proposed 378 sq. ft., one-story den addition to the North side; a proposed 977 sq. ft. storage addition to the existing attached garage; a rear masonry roofed over porch and new front roofed over porch/entry to the existing two-story one-family dwelling pursuant to Section 24-6 A. (1) (h) of the Village Code. Premises located on the Northwest corner of Bennett Pl., and the Hildreth Court in a "Residential A" District known as 27 Bennett Pl., a/k/a SCTM# 101-7-7-8.

Mr. Joseph Galinaro, 189 Lagoon Dr. E., Lido Beach, NY (architect for project), spoke on behalf of this application. The Yagys would like to extend the Hildreth Court North side of the garage to build a two-car garage with storage. The masonry porch and den would be behind the garage and would not be visible from Hildreth Court or Bennett Place. Mr. Galinaro referenced drawings that were previously provided for the Board. There would be no change to the existing landscaping. Cedar shingles will be used which will match the existing dwelling. Ms. D'Andrea asked Mr. Galinaro if he had samples of the finishes to the additions to which he responded he did not. He communicated they picked the color scheme (tan, blue, stone, silver) however, there are a lot of manufacturers that manufacture it and the Yagys have not shopped the market to decide on what they will be building. Ms. D'Andrea inquired of the color for the garage doors. Mr. Galinaro stated the Yagys are thinking of a darker colored door with an arched top which will either be painted or manufactured. Mr. O'Neill asked if the Yagys planned to continue with cedar shake for the siding or will they stain the whole house, so it is one continuous color. Mr. Galinaro said the intent is to keep with the look of the existing. Chairman Pollock commented the house is beautiful and he assumes they would want to paint the whole thing. He asked if they would be installing a new bathroom. Mr. Galinaro responded there is a powder room that is half in the den and half out of the den. They would be demolishing and rebuilding the powder room on that floor in a different location. Mr. O'Neill questioned if there was a plan for lighting. Mr. Galinaro said there would be mood lighting on the patio and architectural lighting over the garage. The Board ensued in discussion over the materials presented and how the applicants are mostly matching the existing house.

**Joan Donnison, Bay Village Civic Association**, commented it was a shame applicants are not aware they need to present samples. She added she thought it would be a great addition to the home and the area.

Ms. Nugent communicated to the public the Board was under the impression that applicants would bring in materials and samples that they intended to use. Chairman Pollock informed Mr. Galinaro the Board would not ask him to come back before the Board but would request he bring all samples to Mr. Donato, so he can notify the Board. He informed Mr. Galinaro he would not be receiving a final rendering tonight, however, if he submitted the samples and they were acceptable, the Board would address it at the next meeting. Mr. Squicciarini stated for the sake of conversation, the shingles are matching existing, the Yagys are painting the whole house a similar color, which the Board can make a stipulation. The only material the Board is missing is the standard cultured stone, which we have seen a thousand samples of, and the roofing which will be matching existing material as well. For the Board's purposes in this application, we have a sample of the building since we have all visited the site and know what the existing shingle looks like. He said it was his thought that the Board could move forward with a decision.

A Motion to approve this application was made by Mr. Squicciarini seconded by Ms. D’Andrea.

Stipulations:

1. Applicant must repaint the entire house, so the shingles are all the same color.
3. Applicant must be sure that the materials match the existing home.
4. Applicant must use cultured stone for areas where stone is indicated.
5. Applicant must stick to plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require applicant to come before the Board again.
6. Applicant 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 Forchelli Deegan Terrana; Cameron Engineering and H2M Group as agents for Green Tek Living LLC and R&S Realty Group Owners.** Applicant seeks site plan review and review of requested zoning incentives and Architectural Review for a proposed 115-unit multiple dwelling pursuant to Sections 24-6 A. (1) (b); 24-6 A.; 24-6 A. (1) (e); 183-66.5 and Section 183-66.10 A. through 183-66.10 D. of the Village Code. Premises located on the Northwest corner of West Oak St., and Burch Ave., with frontage on Greene Ave., and County Line Rd., known as 235 County Line Rd., and 124 Greene Ave., a/k/a SCTM# 101-3-3-26.1. and 101-3-3-26.2.

Kevin McAndrew, Partner, Cameron Engineering, Woodbury, NY, spoke on behalf of this application. The applicants are seeking site plan approval to construct a 115-unit, multiple dwelling which is in total compliance with the Village’s recently adopted code for a “Transit-Oriented” District. Mr. McAndrew took a moment to recognize the work of Peter Keller. Much of what was presented to the Board was inspired by Peter Keller’s insightful design and immense talent. He stated from its onset two years ago, this project has had one constant; that the site plan, architecture and the layout would be exemplary and that a cohesive plan would be developed between the building, the site and the landscape to have a strong connection to the Village’s distinct character and architecture. This is a 2.4-acre property which is a gateway property located at the boundary of the Village on County Line Road and Oak Street. This is a building design with significant frontage that has the prominence that announces your arrival to Amityville. There is a “U-shape” configuration to the building which is not only important to the street frontage but also to the number of units closest to the Long Island Railroad which are

minimized. The building wings closest to the Long Island Railroad will have a minimal number of units in close proximity to the tracks. Another feature is the courtyard space being created for this building. There is a courtyard approximately 12,000 square feet that will be framed by this building and loaded with amenities (i.e. outdoor dining, cooking facilities, natural gas firepits, a hammock garden, a multi-purpose lawn area, garden areas, etc.). These types of amenities are one reason why these buildings are so successful across Long Island and the country.

Mr. McAndrew continues, stating another key piece of the site plan is parking. There are 138 parking spaces. The way this building has been sited on this property, the parking is effectively masked from Oak Street on the Westerly half of the building. The County Line Road view has a landscape buffer. There is also the preservation of the Amityville Power and Light Building which adds to the character of this development. With regard to the Oak Street side of this property, the streetscape treatment is important. With so much of this property visible, we took the opportunity to bring that treatment all the way out to the curb line. We are also introducing planters and hanging baskets, along Oak Street, similar to those which are in front of the Village Hall.

**Louis Giacalone, Architect, H2M Architects & Engineers, Melville, NY**, spoke on behalf of the application's architectural presentation. Mr. Giacalone presented renderings to the Board which he referenced as he spoke, outlining the club and amenities space and inside of the apartments. He described the primary entrance to the building on Burch Avenue and Oak Street. Once a person enters the building, they will see through a club room to a landscaped courtyard. There is an elevator and stairs to bring you to the upper levels. For residents that choose not to partake in the use of the courtyard, there is an open deck on the roof level with outdoor furniture for a more respite area. Residents will have key fobs as there will be no doors kept open for security purposes. The development will have a business center with state-of-the-art equipment. There is also a lounge area with a pool table, large screen television and seating.

Mr. Giacalone described a typical studio unit as being 600 square feet or less inclusive of a full kitchen, the bedroom/living area, a bathroom and a washer/dryer in a closet. A typical one-bedroom unit is inclusive of one bedroom, a bathroom, a washer/dryer area, a full kitchen and dining area and a full living room. The one-bedroom units have a slightly larger bathroom, a living room, a larger, "U-shaped" kitchen and a small area for a work table or any other function a resident might have. A typical two-bedroom is inclusive of two bedrooms, a full kitchen, a private master bathroom, a second bathroom and a washer/dryer area. Mr. Giacalone went on to describe the outside of the development referencing the renderings he presented. He stated there is an important element of this building that speaks to Peter Keller's genius as an architect. We believe that we demonstrated an important way to make this building fit into the Village. At this point, Mr. Giacalone presented samples to the Board.

Chairman Pollock asked what the timeline to begin the project? Mr. Giacalone responded they are hoping to go into the ground in the next six months. Ms. D'Andrea asked

what the projected timeline is for completion to which Mr. Giacalone responded it typically takes eighteen months, but they are still working on the particulars of the timeline. Chairman Pollock stated he is happy to see there are plantings between the building and the sidewalk. He said the lamp posts with the decorative flowers will be a great addition. Mr. O'Neill asked what is between the driveways and sidewalk. There will be medians with landscaping which will form a visual barrier on all sides of the building. Ms. D'Andrea commented she thinks the building is very pretty.

Ms. Nugent asked if the parking lot will be for members only or open to the public because there are no gates. Mr. Giacalone stated there is no assigned parking at this time. Ms. Nugent asked Mr. Giacalone if they had considered large trucks, like fire trucks, backing in and out of the parking lot and how many parking spaces there are to the number of units. He responded that there are oversized aisles to provide for proper circulation of emergency vehicles and the like. This was part of the site plan. With regard to parking, the code adopted by the Village, which was modeled from the Town of Babylon and Copiague Downtown Village, is a ratio of 1.2 parking spaces per unit. She then asked if there would be air conditioning on the roof or per unit? Mr. Giacalone answered there would be no air conditioning on the roof and each unit has its own air conditioning and heating system.

**Greg Bontz, 9 William St.,** lives up the street from the development. He expressed he is less than thrilled about the building. He commented that LandTek employees racing up and down his street was a problem. He has children and it is a concern. Mr. Bontz questioned the parking ratio and visitor parking. Chairman Pollock answered there is visitor parking in the front of the building and they have use of under the railroad tracks which would be for visitors only. He stated there were studies done based on Copiague and other areas like this and most units only have one car. Mr. Bontz asked if a barricade could be placed at the end of his street as eighteen months of construction means endless work trucks and construction traffic.

**Patricia Stone, 6 Willis Ave.,** thinks the project is beautiful and wishes it great success. Ms. Stone reiterated Mr. Bontz's request for a temporary barricade on William and Burch Streets to defer traffic elsewhere.

Mr. Squicciarini articulated those were all excellent points, however the Board is not in the position to make those determinations. He stated those are issues that should be brought to the Board of Trustees. The Planning Board will make determinations on the building and architecture but not barricades and redirecting routes for cars. Mr. Squicciarini noted Mayor Siry was sitting in the room and heard the concerns. He is sure Mayor Siry would want to hear more about them at the proper time and hearing.

**Michael Ryan, Landtek/Greentek, 235 County Line Rd.,** stated as a courtesy, they would be happy to offer any signage that would help the flow of construction move or not move through the neighborhood. Mr. O'Neill proposed the question if they have thought about the flow of construction traffic. He responded there is, presently, a vast amount of traffic that goes through

the area and studies show that there will be over a 20% reduction of traffic. With regard to the work trucks, we will give them exact routes and streets to use.

**Joan Donnison, Bay Village Civic Association**, questioned the height of the roof and tower. She also asked how the security entrance pods would work when residents have visitors? Mr. Ryan responded that visitors will not have access into the building. They will have to call the resident who will have to physically come downstairs to let them in. Mr. Giacolone stated the highest portion of the building is forty-six feet which is under the permitting zoning height and the remainder of the building is approximately thirty-seven feet. The existing building is forty-two feet. Ms. Donnison expressed concern for the first-floor residents’ privacy and security from those walking on the street. She offered her personal accolades to Peter Keller and the work he did while on the Planning Board. Mr. Giacolone responded the landscaping treatment has multiple layers between seven and ten feet off of the sidewalk to allow for the buffer. The building is higher than the sidewalk and the window is then six to eight feet higher.

Chairman Pollock informed them that they still need to submit their application fee as well as recreational fees that will need to be paid.

A Motion to approve this application was made by Mr. O’Neill seconded by Mr. Squicciarini.

**Stipulations:**

1. Applicant must submit payment for all applicable fees.
2. Applicant must stick to plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require applicant to come before the Board again.
3. Applicant 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 Salim Abraham as agent for HEM Development II Corp.** Approval of a proposed subdivision along with Architectural Review and approval of Two Proposed Two-Story, Single-Family dwellings pursuant to Sections 24-6 A. (1) (a) and 24-6 A. (1) (h) of the Village Code. Premises located on the West side of Belmont Court approximately 161 ft. South of Oak St in a residential B District known as 6 Belmont Ct., a/k/a SCTM#101-6-3-73.

Mr. Abraham spoke on behalf of this application. Mr. Abraham presented the drawings showing the landscape design, window changes on the second floor and layout of the basement inclusive of a boiler room and egress windows, as requested. Chairman Pollock communicated to Mr. Abraham the Board's biggest concern is they do not want the homes to turn into a two-family due to the finished basement. He informed Mr. Abraham that the Village does allow a five-foot fence and he is welcome to do that up to the front of the house. He said if he used a four-foot fence he could extend it to the front and back of the house. He must also eliminate the rodents when he demolishes the existing building and inform the immediate neighbors that they will be using poisons and such. Mr. Abraham stated there would be trees going around the home, there will be a two-car garage and LED lighting outside of the home. He presented the sample finishes to the homes. The front siding will be cedar shake in blue and gray with stone in the front. Mr. Squicciarini requested he use real stone as opposed to vinyl which will improve the aesthetic of the building and have a natural stone. No one spoke for or against the application.

A Motion to approve this application was made by Mr. Squicciarini seconded by Ms. Nugent.

Stipulations:

1. Applicant must stick to plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector and may require applicant to come before the Board again.
2. Applicant must use real stone as opposed to vinyl stone.
3. Applicant 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 eyes                    0 nays

Chairman Pollock informed Mr. Abraham the owners may have a recreational fee involved and they should check with the Village Hall.

A Motion to adjourn the meeting was made by Mr. Squicciarini 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 8:30 pm.

Respectfully submitted:

  
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Catherine Murdock, Clerk/Treasurer

