

AMITYVILLE PLANNING BOARD MINUTES
June 4, 2015

Chairman James Squicciarini opened the June 4, 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
 Peter Keller
 Hal Schad
 Joe Morin
 Mary D'Andrea (Alternate Member)

Also Present: Thomas Whalen, Code Enforcement Officer
 Stephen Greenwald, Director of Operations

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 of May 7, 2015 meeting. The motion was moved by Mr. Morin and seconded by Mr. Schad.

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Continuation of the application of Art of Form Architects as agent for owner Amy Bilello. Applicant seeks architectural review and approval pursuant to the elevation of the existing one story one family dwelling to FEMA requirements and the addition of a proposed rear open deck and front roofed over porch pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the East side of Central Avenue approx. 300 feet South of Riverside Street in a "Residential B' district k/a 66 Central Avenue a/k/a as SCTM#101-11-13-53

Ray Caliendo, Art of Form Architects 159 Broadway, Amityville spoke on behalf of the applicant. He stated that several changes were made to the plans as requested by the Board at the previous month's meeting. Columns were repositioned, a raised decorative panel would be placed above the garage, and a decorative light was added to the front of the house.

There were no further comments from the Board or the audience.

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

1. The applicant will apply for all necessary permits
2. Applicant must adhere to all state and local codes

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Continuation of the application of Todd O'Connell, Architect as agent for owner Kathleen Mangieri. Applicant seeks architectural review and approval pursuant to the elevation of the existing one and one half story one family dwelling to FEMA requirements pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the West side of Braham Ave. approx. 705 feet South of Shore Road in a "Residential B" district k/a 61 Braham Ave. a/k/a SCTM #101-13-4-10

Mrs. Mangieri spoke on her own behalf. She supplied new drawings to reflect all the changes that were asked for at the prior month's meeting. The applicant was looking for a way to address the awkward arch on the south side of her house and Mr. Keller provided her with a solution. The applicant agreed that lowering the arch would solve the awkward arch issue and she acknowledged on the record that it was a welcome change that she would incorporate into her plans.

There were no further comments from the Board or the audience

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

1. Applicant must secure all necessary permits
2. Applicant must adhere to all state and local codes
3. Applicant will add something decorative over the garage to offset the open space
4. Applicant will redo the lower arch over the garage for a more symmetrical look

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Continuation of the application of Art of Form Architects as agent for Lucy Pelligrino. Applicant seeks architectural review and approval pursuant to the proposed erection of a new two story one family dwelling with an open rear deck, covered front porch, rear balconies, three car garage under fireplace and elevator pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the West side of

Grand Central Ave. approx. 602 feet South of Dewey Ave. in a "Residential A" district k/a 347 Grand Central Ave. a/k/a SCTM# 101-14-1-24

Ray Caliendo, Art of Form Architects, spoke on the owners' behalf. He stated that he made many revisions based on the suggestions of last month's meeting. He added windows to the north elevation on the second floor, changed the columns flanking the main gable on the rear of the house, added trim work around the windows, softened the moldings on the chimneys, thinned out the south side chimney, and shrunk the height of the decorative towers by 30%. Mr. Caliendo further explained that both the neighbors from the north and south side of the property spoke at last month's meeting and were in favor of the application.

Lucy Pelligrino, 120 Neptune Place spoke on behalf of the application. She stated that she studied local architecture to come up with the design. She wanted something modern but also some of the charm of the 19th century architecture that is so common in the village. She wanted to keep the decorative tower because she feels it reflected the look she was going for.

A discussion followed regarding the overall height of the decorative tower and ultimately the structure. Mr. Squicciarini asked the applicant if they were prepared with any precedent within the Village demonstrating a decorative tower of that height or any other house at that height. The applicant was unable to offer any precedent to establish a basis for the height of the decorative tower. The applicant did offer that the tower was an architectural accent that was derived from historical research of a hotel that once existed in the Village. Mr. Squicciarini asked if the applicant had considered the design without the tower and Mr. Caliendo said they would not. Mr. Schad noted that the tower created an awkwardness to a nicely designed structure and that the home would look better without it.

Mr. Squicciarini also noted that the proposed structure would be significantly higher than the other homes in the area and that it may adversely affect the property values of the homes adjacent to it.

A motion to deny the application was made by Mr. Morin based on the overall height of the decorative tower and how it caused the house to tower above all others in the Village, a friendly amendment to also deny based on the architectural implication of the tower was made by Mr. Schad. Mr. Squicciarini seconded the motion to deny as amended.

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Richard Ruff as agent for Edward Ryan. Applicant seeks architectural review and approval pursuant to the proposed erection of a new two story one family dwelling to FEMA requirements with covered front and side porches and second floor balcony, fireplace and attached garage pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the East side of South Bay Ave. approx. 833 feet South of Richmond Ave. in a "Residential B" district k/a 40 South Bay Ave. a/k/a SCTM# 101-13-13-15

Richard Ruff, 24 Stymus Ave., Bethpage spoke on behalf of the applicant. The Board was not happy with the color choices that were shared at the prior month's meeting and Mr. Ruff failed to provide samples of them. This month he provided samples of the roof, siding and trim colors that were of a more subdued color scheme. The Board approved of the colors. There was no further comment from the Board and the application was opened to the audience for comment

Blas Hernandez, 39 South Bay Ave. stated he doesn't think it will fit into the neighborhood because of the 3 car garage and that they would have to take down trees to build it.

Ed Budd, 41 South Bay Ave., stated that the sign said detached garage and this drawing is showing an attached garage. He is also opposed to the 3 car garage, and that the home is too high.

A motion to reserve decision was made by Mr. Squicciarini and seconded by Mr. Morin. The applicant was asked to repost a new sign stated that the garage was attached and submit a new set of drawings to improve on the driveway design and the impact of the garage. These plans should be submitted to the Building Department within two weeks of the meeting.

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Mr. Property Builders, Inc. Applicant seeks architectural review and approval pursuant to the erection of a new two story one family dwelling with a roofed over open front porch and detached one story garage pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the South side of Meadow Lane approx. 380 feet East of Bayview Ave. in a "Residential B" district k/a 34 Meadow Lane a/k/a 101-14-3-7

Richard Ruff spoke on behalf of the applicant. At last month's meeting the Board was not satisfied with the character on a detached garage included on the plan. Mr. Ruff added Carriage type garage doors, decorative stone on the lower portion of the garage, a decorative window, and shared physical samples of the materials.

There were no further comments from the Board and no comments from the audience.

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

1. The applicant must secure all necessary permits
2. The applicant must adhere to all state and local codes

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye

Joe Morin -aye
Mary D'Andrea -aye

Motion carried: 5 ayes 0 nays

Application of Thomas Hart as agent for owner Eric Nahaczewski. Applicant seeks architectural review and approval pursuant to elevating the existing on and one half story one family dwelling to above FEMA requirements pursuant to Section 24-6 A (1) (h). Premises located on the west side of Central Ave. approx. 185 feet north of Riverside St. in a "Residential B" district k/a 19 Central Ave. a/k/a SCTM# 101-11-8-7

Thomas Hart, 445 Broadhollow Road, Melville spoke on behalf of the applicant. He stated that this would be a straight lift and that the owner would be keeping all existing materials on the home the same. Based on the height of the home after elevation it was suggested that the applicant seek a Board of Appeals variance before being reviewed by the Planning Board.

A motion to reserve decision until more corrective plans are submitted as well as a possible ZBA approval was made by Mr. Squicciarini and seconded by Mr. Morin

Vote on the Motion: Chairman, James Squicciarini -aye
Peter Keller -aye
Hal Schad -aye
Joe Morin -aye
Mary D'Andrea -aye

Motion carried: 5 ayes 0 nays

Application of Chris Alvino as agent for owner Corinne Amico. Applicant seeks architectural review and approval pursuant to the elevation of the existing two story one family dwelling to above FEMA requirements pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the north side of South Bayview Ave. in a "Business 2" district k/a 316 South Bayview Ave. a/k/a 101-14-3-17

Chris Alvino, 363 N. Wellwood Ave., Lindenhurst spoke on behalf of the applicant. The applicant had received ZBA approval for the height and this would be a straight lift. They shared pictures and samples of the stone façade material they plan to use to cover the foundation as well as a landscape plan.

There were no further questions from the Board and none from the audience.

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

1. Applicant must secure all necessary permits
2. Applicant must adhere to all state and local codes
3. Applicant will add a decorative molding (header) above the storage room door
4. Vertical wood or stone planking will be added to the foundation and front stairs

Vote on the Motion: Chairman, James Squicciarini -aye
Peter Keller -aye
Hal Schad -aye

Joe Morin -aye
Ms. D'Andrea -aye

Motion carried: 5 ayes 0 nays

Application of Christopher and Kerri Geiger. Applicant seeks architectural review and approval pursuant to the elevation of the existing on and one half story one family dwelling to FEMA requirements pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the west side of Bayview Place approx. 122 feet south of Chadwick Ct. in a "Residential A" district k/a 27 Bayview Pl. a/k/a SCTM# 10112-5-72.1

Mr. Geiger spoke on his own behalf. He is receiving money from New York rising and this will be a straight lift. He shared photos of his current landscaping which he hopes to maintain after construction. He plans to use a decorative stucco to cover the foundation.

There were no further comments from the Board and no comments from the audience. A motion to approve the application with the following stipulations was made by Mr. Morin and seconded by Mr. Keller

1. Applicant must secure all necessary building permits
2. Applicant must adhere to all state and local codes
3. Applicant will retain or replace all landscaping
4. Applicant will apply a decorative stucco finish to the exposed foundation

Vote on the Motion: Chairman, James Squicciarini -aye
Peter Keller -aye
Hal Schad -aye
Joe Morin -aye
Mary D'Andrea -aye

Motion carried: 5 ayes 0 nays

Application of Ed Batz. Applicant seeks architectural review and approval pursuant to the elevation of the existing one and one half story one family dwelling to FEMA requirements pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the north side of MacDonald Ave. in a "Residential A" district k/a 29 MacDonald Ave. approx. 100 feet east of Grand Central Ave. a/k/a SCTM# 101-12-4-33

Mr. Batz spoke on his own behalf. The plans that were submitted would no longer be acceptable because the applicant plans on making several changes. He was asked by the Board to submit new plans with those changes at least two weeks prior to next month's meeting on July 9th.

A motion to reserve decision was made by Mr. Squicciarini and seconded by Mr. Morin

Vote on the Motion: Chairman, James Squicciarini -aye
Peter Keller -aye
Hal Schad -aye
Joe Morin -aye

Mary D'Andrea

-aye

Motion carried: 5 ayes 0 nays

Application of Yong Zhang. The Board of Trustees is asking for an architectural review and recommendation from the Planning Board pursuant to the applicant maintaining the existing decorative wall encroaching the public way along MacDonald Ave. pursuant to Section 24-6 A (2) of the Village Code. Premises located on the southwest corner of MacDonald Ave. and Farragut Place in a "Residential BB" district k/a 1 Farragut Place a/k/a SCTM# 101-14-1-47.1

Gene Kennedy, 32 Kennedy Place, Mass. Spoke on behalf of the applicant. She stated that the applicant built the retaining wall to prevent flooding from the Amityville River at high tide. The applicant had the wall built and was unaware of the need for a Building Permit or that the wall was built on Village owned property. Additionally the wall was installed without reviewing any of the local codes and the highest portion of the wall measures 2 feet 4 inches.

Mrs. Zhang, 1 Farragut Pl. explained that she has been to the Board of Trustees and has spoken to the mayor and the Village Attorney and they sent her to the Planning Board. She has repeatedly asked for help and stated this is costing her a great deal of money and she still has no answer.

Mr. Schad stated that this is a zoning issue and not a Planning issue and that it would be premature for them to make any decision until the legal issue is taken care of.

John Russell, 15 Farragut Pl., Amityville stated he is opposed to the wall. He is concerned that pipes or other utilities may be buried under the wall. He also feels it pushing water onto his property.

A motion to reserve decision until the Board can determine the correct path of action for this application was made by Mr. Squicciarini and seconded by Mr. Morin

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 5 ayes 0 nays

Application of Kevin Paul as agent for Denise Morrissey. Applicant seeks architectural review and approval pursuant to the elevation of the existing two story one family dwelling to FEMA requirements pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the west side of Central Ave. approx. 425 feet south of Morris Ave. in a "Residential B" district k/a 39 Central Ave. a/k/a SCTM# 101-11-8-51.1

Kevin Paul, 21 Greely Ave., Sayville spoke on behalf of the applicant. He stated that the house is within ZBA compliance and that they will be adding a front porch. He also shared the different type of materials they would be using.

There was no comment from the Board and no comments from the audience.

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

1. Applicant will add tongue and groove cedar below the deck
2. The new chimney will also be covered in rough cedar and the siding will be brought down to grade and covered in stone
3. The stone façade will wrap around the corner of the house on the foundation
4. A traditional keystone will run straight across the arch above the front door as a decorative detail
5. Applicant must secure all necessary permits
6. Applicant must adhere to all state and local codes

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-aye
	Hal Schad	-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. Kennedy, 21 Greene Ave., Amityville spoke on behalf of the applicant. He stated that the applicant had received a variance from the ZBA for 12 units but has not for the newly proposed 24 units. He also stated that he feels there will be little impact on the traffic on Oak Street and since they will be using the municipal parking lot there is no need for a new curb cut. The project is designed to be part of the revitalization of the downtown area.

Peter Keller, the architect spoke on behalf of the application. He stated that the project will have a townhouse look, colonial lighting, a landscape plan, and doesn't feel that a project of 24 units is very extensive. He also stated that the developer would be repaving the municipal parking lot and be adding colonial lighting and landscaping to that as well.

Tracey Cullen, 54 South Bay Ave., Amityville shared a letter from Kevin McAndrew in favor of the application. The letter stated that it would be an ideal Transit Orientated Development project and will offer an alternative type of housing.

Csaba Gyenis, 50 Oak Street, Amityville is opposed to the plan. He has started a petition and is collecting signatures against the project. He feels that the current property is not being maintained and he compared the project to Wellington Park.

Warren Cohn 154 Park Ave., Amityville spoke in favor of the application. He feels it would be an excellent economic driver for small town America.

Janet Coletti, 17 Wellington Place, Amityville spoke against the application. She is concerned about traffic and opposes public parking for private use.

Dan McDonough, 40 Turner Place, Amityville spoke in favor stating it would be a positive change for the Village.

Joan Donnison, BVCA, liked the architecture but is concerned about density and parking.

Joanne Fisk, 29 Maple Drive, Amityville spoke in favor of the application and is in favor of shared parking.

Gary McGlocklin, 66 Riverside Ave., Amityville spoke in favor of the application. He feels it's good to have investors interested in the Village and that it would be a huge improvement over what is there currently.

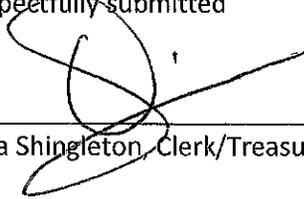
A motion to reserve decision was made by Mr. Squicciarini and seconded by Mr. Morin

Vote on the Motion:	Chairman, James Squicciarini	-aye
	Peter Keller	-abstained
	Hal Schad	-aye
	Joe Morin	-aye
	Mary D'Andrea	-aye

Motion carried: 4 ayes 0 nays

A motion to adjourn the meeting was made by Ms. D'Andrea and seconded by Mr. Schad
Meeting adjourned at 10:45pm

Respectfully submitted



Dina Shingleton, Clerk/Treasurer