

AMITYVILLE PLANNING BOARD

MINUTES

September 7, 2017

Chairman Donald Pollock opened the September 7, 2017 meeting of the Amityville Planning Board at 7:00 PM. Chairman Pollock introduced himself and the other Board members.

Members Present: Donald Pollock, Chairman
Mary D'Andrea
Colleen Nugent
Jack Squicciarini
Joe Morin
Christopher McCarthy, Jr. Alternate member

Also Present: Bryan Donato, Building Inspector
Judith O'Neill, Recording Secretary

The Board and attendees recited the Pledge of Allegiance.

Chairman Pollock noted for the record that former members, Mia Jealous Dank and Ethel MacGill did a fabulous job on the Board. Chairman Pollock then welcomed new Board member, Christopher McCarthy, Jr.

Chairman Pollock reminded the applicants that any/all agreed 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 approve the minutes of the August 10, 2017 meeting of the Planning Board. A motion was made by Ms. Nugent and seconded by Mr. Squicciarini.

Vote on the Motion: Chairman Pollock -abstain
Mary D'Andrea -aye
Colleen Nugent -aye
Jack Squicciarini -aye
Joe Morin -aye

Chairman Pollock abstained from voting as he was not present at the meeting.

Chairman Pollock stated that the Board had received a request from Broadlawn Manor to extend the Board's approval of the subdivision at 400 Sunrise Hwy which had been granted on April 6, 2017.

Motion was made to approve the extension for six months until Jan. 4, 2018 but it is a conditional approval contingent upon Suffolk County Water and Sewer Department approval. The motion was made by Mr. Squicciarini and seconded by Mr. Morin.

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Vote on the Motion: Chairman Pollock -aye
Mary D'Andrea -aye
Colleen Nugent -aye
Joe Morin -aye
Jack Squicciarini -aye
Motion Carried: 5 ayes 0 nays

Application of James A. Prisco as Agent for owners Peter and Kathleen Roy for approval of the elevation of the existing two story one family dwelling to F.E.M.A. and NYS Building Code requirements with new south side deck; new north and south side entries and associated stairways; new front gables and the conversion of the existing garage to family room pursuant to Sec. 24-6(A)(1)(h) of the Village Code. Premises located on the south side of Purdy Lane approx. 1041' E/o South Bayview Ave. in a Residential A District k/a 88 Purdy Lane a/k/a SCTM#101-12-6-14.

James A. Prisco, Architect, 1100 Franklin Ave., Ste. 105, Garden City, NY 11530 – Mr. Prisco said that the dwelling will be raised to Elevation 13 which is 4' higher than the minimum elevation required by FEMA. The property is in an AE 7.0 Zone. By raising the house 4' we can obtain 8' headroom under the house for a garage and storage and access to the lift. All materials will be F.E.M.A. compliant. A residential fire sprinkler system will be installed. The current project will be partially funded by NY Rising. Variances for side yard aggregate and lot coverage and infringement into sky exposure plane were granted by the Board of Appeals July 20, 2017. Part of the project is to convert the existing garage to habitable space. A wrap around deck is proposed on both south and east sides. Four gables will be added to the front of the house. New awning windows will be added. Lattice will be installed under the main stairway. Doors will be red, shutters will be black, siding will be light grey. Roof shingles will be dark grey to match the existing roof. The stone will be a greyish brown blend. Decking will be light grey the driveway pavers will be red brick. The garage door and trims will be white. All planting that are damaged during construction will be replaced.

Chairman Pollock discussed the variances that were required. The deck will be 17' from property line. Footprint is pretty much the same. Height is 30'2" above curb level. The decking brings the house over lot coverage but slightly. A discussion about a possible height variance followed. Chairman Pollock said they are under the height requirement and he did not believe a variance is required but he would bring it to the attention of the Village Attorney.

Chairman Pollock called for a motion to approve the application as presented with the following stipulations:

1. Trim shall be added around the rear door.
2. The first floor will not be habitable space.
3. In one year, the owners will allow an inspection of the house to determine that the first floor remained non-habitable space.
4. Damaged plantings will be replaced.
5. The stone siding will be capped where it meets the vinyl siding.

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The motion was moved by Ms. D 'Andrea and seconded by Mr. Morin.

Vote on the Motion:	Chairman Pollock	-aye
	Mary D 'Andrea	-aye
	Colleen Nugent	-aye
	Joe Morin	-aye
	Jack Squicciarini	-aye

Motion Carried: 5 ayes 0 nays

Discussion: Attachment #1 - Letter from Catherine Murdock regarding the application of Greentek Living, LLC for a zoning change informing the Planning Board of the intent of the Board of Trustees to serve as lead agency for the SEQR review of the application. After a brief discussion the Board did not object to the Board of Trustees serving as lead agency. However, the board recommended that the Board of Trustees seek the advice of a municipal planner because of the magnitude of the project.

The motion was moved by Mr. Squicciarini and seconded by Ms. Nugent.

Vote on the Motion:	Chairman Pollock	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Joe Morin	-aye
	Jack Squicciarini	-aye

Motion Carried: 5 ayes 0 nays

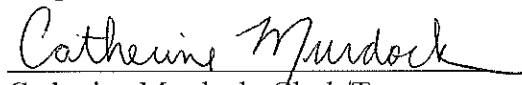
Motion to adjourn the meeting was made by Mr. Squicciarini, seconded by Ms. Nugent.

Vote on the Motion:	Chairman Pollock	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Joe Morin	-aye
	Jack Squicciarini	-aye

Motion Carried: 5 ayes 0 nays

The meeting was declared closed at 7:35 PM.

Respectfully submitted,


Catherine Murdock, Clerk/Treasurer

