Planning Board Minutes

February 2, 2023

Acting Chairperson Mary D'Andrea welcomed everyone to the February 2, 2023, meeting of the Amityville Planning Board at 7:00 P.M.

Members Present:	Stephen Greenwald, Chairperson Mary D'Andrea, Member Kelly Medwig, Member Laura Ellis, Member Justin Kennedy, Alternate Member
Other Attendees:	Michael Breitweg, Building Inspector Melanie Macomber, Secretary to the Board
Absent:	Amanda Lowe, Member

The Board and attendees recited the Pledge of Allegiance.

After introducing The Board, **Chairperson Greenwald** informed applicants that they are hereby notified that 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.

Chairperson Greenwald informed the applicants that they must adhere to the plans submitted in conjunction with this application as approved by The Board, any deviation from the approved plans may require the application to be re-called by this Board. Additionally, the applicant must stick to the plans that were discussed, any plans that deviate from what is being presented or discussed tonight must be submitted to the building inspector and may require applicant to come before this board again. The applicant must obtain building permits once the plans are approved by the building inspector, the applicant.

Chairperson Greenwald motioned to approve the January 5, 2023, Planning Board Minutes.

Vote on Motion:	Mary D'Andrea, Member	aye
	Kelly Medwig, Member	aye
	Laura Ellis, Member	aye
	Justin Kennedy, Alternate	aye
Motion carried:	4 ayes	0 nays.

Application of Andrew Gismondi. Applicant seeks architectural review and approval for the proposed construction of an approximate 1,238 square foot first floor addition pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the South side of Morris Street, 410 feet East of South Ketcham Avenue in a "B" Residence District known as 70 Morris Street a/k/a SCTM# 101-11-8-3.1

Mr. Grismondi: After introducing himself to the Board discussed the submittal of the revised plans. Original plans were not clear. Last time, we were here we presented the Board with the type of batten and siding we would be using.

Member of the Board discussed the application.

Member D'Andrea: Commented on the plans submitted and discussed the eves.

Mr. Grismondi: replied that the architect placed batting on the eves. On the sides of the house brackets will be placed.

Decorative, corbel brackets be placed. The side view of the house shows brackets drawn on by the architect.

Samples of the roofing, siding, lighting, and decking were presented to the Board.

Member D'Andrea: Asked about the placement of the lights on the columns.

Mr. Grismondi: replied that the lights would be placed on the inside as well as the outside. The same fixtures to be used at every entrance of the house.

Chairperson Greenwald opened the discussion to member of the audience, prior to moving to voting on the application. No member from the audience spoke for or against the application.

Chairperson Greenwald moved that the Board accept this application with the following stipulation which was seconded by **Mr**. **Kennedy.**

Stipulation:

1. Applicant is to adhere to the color scheme provided to the Board tonight.
2. Applicant is to use the lighting presented to the Board tonight.

Vote on Motion:

Stephen Greenwald, Chairperson	aye
Mary D'Andrea, Member	aye
Kelly Medwig, Member	aye
Laura Ellis, Member	aye
Justin Kennedy, Alternate	aye

Motion carried: 5 ayes 0 nays

Application of Steve Gajadhar. Applicant seeks architectural review and approval for the proposed construction of an approximate 490 square foot second floor addition and front porch with roof over pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the East side of Ketcham Avenue, 636 feet South of Ireland Place in a "B" Residence District known as 131 Ketcham Avenue a/k/a SCTM# 101-5-6-28.1

Mr. Gajadhar: Submitted new plans to the Board and presented samples to the Board.

Member Kennedy: asked if the Dutch lap would be used around the house.

Mr. Gajadhar: replied that it would be used around the house.

Member Ellis: Asked for more clarification if the windows would all be replaced.

Mr. Gajadhar: Replied that the front would be all Anderson 400 Series windows.

Further discussion regarding the window replacement took place.

Chairperson Greenwald moved that the Board accept this application with the following stipulation which was seconded by **Ms. Medwig.**

Stipulation:

1. Applicant is to adhere to the color scheme provided to the Board tonight.
2. All upper and lower windows in the front to be replaced with the Anderson 400 Series.

Vote on Motion:

Stephen Greenwald, Chairperson	aye
Mary D'Andrea, Member	aye
Kelly Medwig, Member	aye
Laura Ellis, Member	aye
Justin Kennedy, Alternate	aye

Motion carried: 5 ayes 0 nays

Application of Kevin A. Ramirez Alfaro for Yessenia Deli. Applicant seeks review and approval for the maintenance of two sign installations pursuant to Section 24-6 A (1) (j) of the Village Code. Premises located on the West Side of Broadway approximately 35 feet North of Oak Street in a "B-1" Business District knows as 208 Broadway a/k/a SCTM #101-3-5-12.

Mr. Ramirez: Recently purchased a deli in the Village roughly 3 months ago. Applicant started work without proper permits. Sign installer told them they did not a permit to complete the work.

Chairperson Greenwald: Addressed the following the sign is not on the awning itself, it's just a banner that is put over.

Discussion regarding the awning and placement of sign. Discussion continued regarding adherence to the Historical Colors for the downtown area. The sign in the back would be acceptable, but the sign in the front would need to be corrected.

Mr. Ramirez: mentioned that the sign in the back was an insert that was added to the existing sign.

Mr. Ramirez: Questioned if he would need to remove the sign from the building.

Chairperson Greenwald: Replied that in order to show the business was open and the sign would only be temporary for the time being, it did not need to be removed.

It was discussed that the applicant would need to come before the Board with a new application, and changes to the sign.

The sign would need to be placed directly on the awning. The frame would stay, the fabric would need to be replaced.

Chairperson Greenwald moved that the Board adjourn this application seconded by **Ms. Medwig.**

Vote on Motion:

Stephen Greenwald, Chairperson	aye
Mary D'Andrea, Member	aye
Kelly Medwig, Member	aye
Laura Ellis, Member	aye
Justin Kennedy, Alternate	aye

Motion carried: 5 ayes 0 nays

Application of Carline Beaubrun. Applicant seeks architectural review and approval for the proposed installation of two 10' x 12' metal storage sheds pursuant to Section 24-6 A (1) (g) of the Village Code. Premises located on the Southwest corner of Broadway and Maple Drive in a "B-1" Business District known as 550 Broadway a/k/a SCTM # 101-1-1-65.

Ms. Beaubrun: Applicant was told by landlord that they could keep storage containers on the property. Ms. Beaubrun was informed by the Village that this was not allowed. Building Inspector Breitweg informed Ms. Beaubrun that she would need a building permit for a shed. The first application was denied as containers are not allowed.

Chairperson Greenwald: Questioned Ms. Beaubrun's use of the garage.

Ms. Beaubrun explained that the business is an event production company. They have a large quantity of tables, chairs, tents, etc. It is easier for Ms. Beaubrun to use the space for moving the equipment in and out for use.

Ms. Beaubrun is looking for additional space to house her equipment for her business, and is looking to comply with the Village codes.

Chairperson Greenwald: Asked if Ms. Beaubrun went to the Board of Trustees to discuss further.

The applicant came before the Board of Trustees for the container which was denied.

Chairperson Greenwald: Asked what type of lease was made with the landlord.

Ms. Beaubrun: replied that it was a two-year lease.

The lease was signed June 2022.

Suggestion was made by the Planning Board that the sheds be removed once the applicant vacates the premises.

Letter of opposition was read.

Discussion was made regarding the dumpster on the property. The dumpster does not belong to the applicant and was placed by the landlord.

Ms. Beaubrun discussed the importance of presenting a substantial business. The applicants discussed the current conditions of the property and how it has a negative impact on their business.

Chairperson Greenwald addressed the concerns made in the letter. The concerns are not a matter for the Planning Board to handle, but that of Code Enforcement.

Members of the audience were invited to speak for or against the application.

Ms. Katrina Conway: spoke against the application. Ms. Conway referred to the storage containers as eyesores and disrupts the quality of life in the community. Ms. Conway questioned, where Ms. Beaubrun lived at the property, and asked for the correct address. There has been no improvements made to the property since new ownership. Ms. Conway made it clear that there are other storage facilities in the area that the applicant could use.

Correction to address was made on the record.

Member Medwig: Mentioned that the storage will not be the issue of the eyesore, but the tenants are the issue of the eyesore.

Chairperson Greenwald: Mentioned that the idea of the sheds was to remove the storage sheds from the property.

It was reiterated that the Planning Board did not handle landlord/tenant issues. That these concerns needed to be addressed to Code Enforcement. The Board is limited on what can be done on the upkeep of the property.

Ms. Conway further discussed her opposition to the sheds being placed on the property and the condition of the property.

Tenant does have permission from the property owner to place the sheds on the property.

Ms. Conway: Questioned the placement of the shed on the property, and if there was a variance required.

The side of the shed is smaller than when a variance would be needed. It is permitted because it is a business zoned property.

Member D'Andrea: Addressed that the issue remains that the property abuts residential zoned property.

Ms. Conway: Read a letter from Ms. Santos who is opposed to the placement of the sheds on the property.

Member Medwig: Mentioned that the concern seems to be that the sheds are going to be placed in addition to the containers that are already there.

Ms. Conway was sympathetic to the business owner but reiterated that she was not pleased with the sheds being placed, and felt it hurt the aesthetics of the community.

Chairperson Greenwald: Chairperson Greenwald explained that the area was in disarray, and that needed to be addressed. The sheds would be an improvement over the storage containers and the property is a business zoned property.

Ms. Joanne Fisk: Spoke regarding the application. Ms. Fisk was under the impression that the sheds were going to be in addition to the storage containers that are currently on the property. Ms. Fisk questioned why the storage container was there in the first place.

Member Medwig: Responded that the tenants were unaware that they could not place the storage units on the property.

Ms. Fisk: Did mention that the storage containers have been on the property for a significant amount of time. She did inquire if the sheds could be placed elsewhere on the property.

The questioned was turned to Building Inspector Breitweg.

Inspector Breitweg: replied that the portion of the property the tenants rented would impact where the sheds could be placed.

Inaudible discussion regarding placement of the sheds on the property.

Ms. Fisk: Asked if the items will be placed on display to sell.

Ms. Beaubrun: Responded to Ms. Fisk's statement. Items were moved in out during the summer months to organize and clean the garage space, and to attend to the needs of clients' request. Ms. Beaubrun addressed the space between the building and the containers, which is not large enough for a person to live. Ms. Beaubrun continued to address people walking across the property, and the need for a gate to be placed. In some cases, items do need to be displayed for clients.

Ms. Beaubrun did update the address for the record.

Inaudible discussion was had regarding the property.

Chairperson Greenwald moved that the Board accept this application with the following stipulation which was seconded by **Ms. Medwig.**

1. A building permit must be obtained for the sheds.
2. The green storage containers must be removed once the sheds are installed and items transferred.
3. Once the lease is terminated, the sheds will need to be removed and taken with you.

Vote on Motion:

Stephen Greenwald, Chairperson	aye
Mary D'Andrea, Member	aye
Kelly Medwig, Member	aye
Laura Ellis, Member	aye
Justin Kennedy, Alternate	aye

Motion carried: 5 ayes 0 nays.

Chairperson Greenwald read a letter from applicant Dennis and Nancy Siry. Applicant is seeking approval to change material use.

Chairperson Greenwald moved that the Board accept the approval for material change. which was seconded by **Mr. Kennedy.**

Vote on Motion:

Stephen Greenwald, Chairperson	aye
Mary D'Andrea, Member	aye
Kelly Medwig, Member	aye
Laura Ellis, Member	aye
Justin Kennedy, Alternate	aye

Motion carried: 5 ayes 0 nays.

Meeting adjourned 8:12 PM