

## Planning Board Minutes

August 3, 2023

**Chairperson Stephen Greenwald** welcomed everyone to the August 3, 2023, meeting of the Amityville Planning Board at 6:00 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  
Patricia Benson, Secretary to the Board

Absent: Amanda Lowe, Member

The Board and attendees recited the Pledge of Allegiance.

**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 July 6, 2023, Planning Board Minutes.

Vote on Motion:	Stephen Greenwald, Chairperson	aye
	Mary D’Andrea	aye
	Kelly Medwig, Member	aye
	Laura Ellis, Member	aye
	Justin Kennedy, Member	aye

Motion carried: 5 ayes 0 nays.

Application of Robert Brown for Brunswick Psychiatric Hospital. Applicant seeks review and approval for the proposed installation of 2 (two) monument signs pursuant to Section 24-6 A (1) (j) of the Village Code. Premises located on the North side of Loudon Ave approximately 770 feet West of Broadway (Rt 110), in a “B Residence” District known as 81 Loudon Avenue a/k/a SCTM #101-2-2-2.

**Robert Brown from Land Design Associates-Engineering** spoke on behalf of Brunswick Hospital. Robert Brown, 81 Loudon Avenue the hospital: Our application is for 2 standing signs, one at the main entrance and one at the service entrance. Identifying where parking is, where access to the hospital building itself is and where service is provided for food deliveries, and various laundry items that are delivered daily. The signs will be set back 6 feet in one case and 10 feet from the property line. The other case that’s depicted on the plan that we provided to the planning board. The service entrance sign will be

8 foot 7 feet high total with a space that's about 2.5 feet high and 5 feet wide. It will be lighted from the interior, and we will adjust the lighting so that it is in keeping with the highest level of conformity along Loudon Avenue. The other sign to our West entrance is 101/2 feet high and that is 5 feet 7 wide and that sits on a 2 in a half foot high stone wall and that will be lite in the same fashion. This is all in keeping with the hospital's effort to upgrade and bring it to a more attractive appearance. The hospital has spent almost a million dollars on new paving, new parking, site lighting, drainage, and repaving. We find that the hospital has parking that is more than adequate for onsite people and a shift change. It works very well, and we have improved the safety for people who walk from the corner parking lot down the street. Sometime in the very near future we will have guard booths in place and security gates as well that will be operated by the driver of a truck with a card or operated by person on duty in the guide booth. We will have a very secure and attractive site. We probably spent over \$250 thousand dollars on landscaping as well. In addition, we are going to replace all the sidewalks along the front of the building where the trees have pushed it up. That work will be done in the very near future. We expect that we will be complete with all our efforts in early October.

**Member D'Andrea:** You have 2 signs one is approximately 2 feet higher than the other one. Is that because at the taller one you need to have more areas to advertise the different departments?

**Robert Brown:** What we are trying to do, the lower sign has less information on it. We are trying to maintain a letter size that is easily read by vehicles that are coming. The Westerly sign identifiers, more facilities within the hospital and where people should go. We are trying to eliminate that congestion arrangement where someone can't decide on where they are going. If they are told initially to come to the main entrance, they have a checklist of parking is here hospital is there. There not sure. I am on site as part of the construction effort probably 2 or 3 times a week. People constantly ask where is the hospital building where is this doctor's office. We try to take that away now and make it more simply read and in a safe fashion.

**Chairperson Greenwald:** anyone in the audience who would like to speak for or against the application?

**Christine Combrara resident of New Point Estate along Loudon Avenue:** We are getting overwhelmed with in out Avalon took up much more space than we ever dreamed right to the sidewalk. We have more entrances than were planned, they were supposed to be on 110, there not they are on Loudon Avenue.

**Member D'Andrea:** Excuse me that doesn't have to do with this application.

**Chairperson Greenwald:** this is not about Avalon.

**Christine Combrara:** K, that is the background. So, now they are proposing this 10-foot sign. Almost 6 feet wide. That's a giant signage that is way overwhelming to fit on this little Loudon Avenue. It's a short street and there is a lot of traffic back and forth. It's overwhelming. It's like queens. It's overwhelming the size of it. There is going to be traffic trying to read signs trying to direct themselves. Now they are going to be a house with parking, with a person in the parking lot for Brunswick Hospital. There is too much activity on this one little street. We will never be able to get out of our little community. We have an entrance, 2 entrances to get out of our community and one main entrance in. There is going to be overwhelming traffic with great big signs all over.

**Member D'Andrea:** They are not adding any entrances. Entrances themselves exist. It's not changing. Not for this application, it's just a sign.

**Christine Combrara:** There are more entrances that do not exist now. They will be active in it. These signs are way too big, why do they have to be so big and overwhelming? They are beautiful by themselves but not in the area they are proposing. I'm dead set against it and it's too much. It's just overwhelming and too much activity in one little street. It only goes a quarter of a mile. There is so much activity inside and out and signs, it's just too much. I think the traffic will be confusing.

**Member D'Andrea:** These signs I think are trying to eliminate all the little signs with one main marquee that shows you where to go.

**Christine Combrara:** It's too large, in my opinion, and we agree, there are several of us here that all agree, and our neighbors agree, they could come today but they all are very unhappy about this proposal.

**Chairperson Greenwald:** anyone else who would like to speak for or against the application:

**Joan Donnison:** Are these going to be lite 24 hours a day?

**Robert Brown:** They are going to be lite from the interior, the lighting levels will be very modest 24 hours a day.

**Joan Donnison:** You said there is a 6ft set back and a 10ft set back in the other case. Is the 10ft set back on the larger sign the 10foot higher sign?

**Robert Brown:** The 10ft set back is on the Westly sign which is the slightly large sign of the two. 6ft on the Eastly sign. I'd like to offer up exhibit A which is sign from South Oaks on Louden Ave looking west from our site.

**Member Justine:** I'm sorry do you have that reverse the main sign is 6ft back from property line and service entrance is 10ft back? That is what it appears like on the plane.

**Member D'Andrea:** How tall is the existing sign?

**Robert Brown:** Approximately 8 to 9 feet tall, I don't have existing dimensions. Our sign has a pedestal where it sits on and it's 2 in a half foot its decorative stone.

**Member Ellis:** Not that tall, it looks fine?

**Joan Donnison:** Just to clarify about the height. Does the larger sign on the West side include the pedestal?

**Member D'Andrea:** It does include the pedestal?

**Chairperson Greenwald:** Is the sign being placed far enough back that it is not interfering with the property? It says it is 6 feet from the property line on one side and 10 feet on the other side. Anyone else want to speak for or against this application. Made a motion that we approve the application with the following stipulations which were seconded by Member D'Andrea.

Stipulations:

1. The sign is going to sit on a decorative stone.
2. The lighting is going to be of minimal distraction.
3. The seat on the right-hand side is set 10 feet back from the property line and on the East/Left side it is going to be 6 feet back from the property line.
4. If the business moves or the business relocates the sign must be taken down.

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

Motion carried: 5 ayes 0 nays.

Application of Kimberly Coffey for 95 West Oak Street. Applicant seeks architectural review and approval for the proposed fire restoration and structural enlargement of an existing non-conforming mixed-use building use pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the Southwest corner of Ketcham Avenue and West Oak Street in a "B Residence" District known as 95 West Oak Street a/k/a SCTM #101-5-1-10.

**Kim Coffey** 95 West Oak Street, Amityville

**John Coffey** 95 West Oak Street, Amityville

**Ryan Rosenberg** 801 Motor Parkway in Hauppauge, Nassau Suffolk Engineering and Architecture, I'm the architect for the project.

**Kim Coffey:** We had a fire last September. It caused a little bit of damage, and we would like to rebuild. With that we would like to make some improvements, we have been here 27 years serving the community. We would just like to bring the business back. Hopefully it will get back up and running soon.

**Chairperson Greenwald:** I'm sure you're anxious.

**Member D'Andrea:** Are you saying the decorative lights are going in between the window?

**Ryan Rosenberg:** Yes, that's exactly right. We have a cut sheet for that.

**Member D'Andrea:** I see you are putting that on your building now. Ya

**Chairperson Greenwald:** Under the porch on the upstairs apartment, what is that used for?

**Ryan Rosenberg:** The walk-in cooler box lives under there and it is also storage from equipment for the business.

**Member D'Andrea:** What kind of material is on that?

**Ryan Rosenberg:** No changes proposed for that, only new paint. Its slates already painted black they are wood 2x6 maybe 3/4" gape for just air movement. The stairs to the apartment are behind that to the street side.

**Chairperson Greenwald:** Anybody who would like to speak for or against this application?

**Joan Donnasin:** I just wanted to clarify that the trailer that was put on the East side of the building is going to remain, that was there for storage as I recall? Now that they are expanding the building, they will still need that, I would hope not.



Application of GB1 Holding Co. LLC for 21 Greene Avenue. Applicant seeks architectural review and approval for a proposed 3 story multiple dwelling consisting of both business and residential use pursuant to Section 24-6 A (1) (g) of the Village Code. Premises located on the North side of Greene Avenue approximately 250 feet West of Broadway in a "B-2 Business" District known as 21 Greene Avenue a/k/a SCTM #101-5-2-7.

**Chris Geiger:** GB1 Holding Co., 21 Greene Ave., Amityville NY 11701

We are going to convert the old village hall with which typically an office building now into a mixed used building, with businesses and small offices on the 1<sup>st</sup> floor and the basement and 9 apartments above, what will be a demolished 2<sup>nd</sup> floor and a new 3<sup>rd</sup> floor. This is a big part of the DRI for Amityville. One of our requirements is to make all the apartment work force housing. Which is designated as 81% and 165% of the local AMI (Area Medium Income). We are really excited about this and hoping to get in the ground in for the fall here. Although we are still working on construction and getting some pricing. Worst case scenario we can are looking at a most likely Spring groundbreaking but if we can get in through October and get foundation going that's our plan. So, any architecture questions I am going to pass onto George Badger, he is our architecture for spaces, and I hope you like the project.

**George Badger:** If your familiar with the building, it is 2 stories right now, its very dated, so what our proposal fort the two upper new levels we are proposing to do hardy plank siding, we are going to paint it a Shermin Williams color called tin linsey, medium gray side. Our accents, the bump outs on the 2 longer sides of the building do that in the same material only in a flat finish board whereas the hearty plank would look like wood. The flat areas where the bump outs are will be more of a clean look to give it more dimension. We are looking at Anderson 400 series windows, keeping them white as well so it blends with the overall effect of the building. We were looking to do some sort of separation between the office space and the upper floors, so you get a feeling it is a mixed-use building that there are apartments up above and more office space down below. So those store front windows that are currently there are not store front they are double hung windows will be replaced as well. They will have the same grey color that we are using as the hearty plank finish. Any questions or specific items that I can go over?

**Member D'Andrea:** I have a couple of possible suggestions. I think the left and right-side look very nice, it's very nice with 2 types of material. The front elevations can use more curb appeal. Possibly the lower level maybe adding some type of beautiful awning, something that attracts you to the space, because the sides are nice. The front I think you could add shutters to the front, lighting. You included this in your package, the theater building. Just as a reference to the lighting, along the top?

**Chris Geiger:** Yes, we want to add some sort of light bar that points upwards on the cove moldings to point out that feature, we think it is a nice feature.

**Member D'Andrea:** I think that is beautiful. But you will notice on this they have shutters in the front, they have a little additional curb appeal.

**Chris Geiger:** I feel like shutters are going to be a little tight looking on the front of the building because of the location of the windows. I wouldn't necessarily be opposed to the awnings. I do feel like the shutters could clutter the building. I have even told our architect this but perhaps bringing the brick on the south elevation, make that entirely brick on the front. This is a tight project, even with the grant money, without the grant money it doesn't pencil. If it is something the village demands, we can take a look at it and price it out, it's not a great deal of space, when you back out the windows which are going to be there anyway. It's maybe a 20-30 thousand dollars add to do that. I am very budget conscious, Iv done a few of these, much bigger than this, and the budget can sneak up on you very quickly. I am not really opposed to awnings but the front of the building with shutters might clutter it a little bit of it. I feel like it is going to be tight.

**Member D'Andrea:** I think the awnings will help. I'm fine with that. You can do a beautiful strip; you can show us what you're doing first, it can add a lot of character.

**Chris Geiger:** Just so we are clear, you are referring to the lower level? Not the entire building. It's a maintenance issue. I'd have to think about operations.

**Member D'Andrea:** I don't think all brick will look that good, it will be overpowering. The bottom should have a different material than the top.

**Chris Geiger:** Sure

**Member D'Andrea:** How are you going to light the entrance?

**Chris Geiger:** I provided a light fixture with some of the submissions. It's pretty bright. I could provide the cut sheet because it's a Home Depo special. We bought the nicest one we could find there. Not that we must go with that same fixture. We can dress it up a little more, but we have it programmed so that it will go on automatically from dusk to dawn with a sensor. It works well for us, and we actually think it nice but I'm not opposed to changing a fixture or putting a stripe that you guys need to approve it. I really think the lighting that is going to wrap the entire building will set off the building nicely.

**Member D'Andrea:** Yes, it is going to be nice.

**Member Ellis:** I like the top.

**Member Kennedy:** What is the height of the bottom of the bump up to the bottom of the grade?

**George Badger:** Right now we are designing it about 10 feet 8 down to the grade.

**Chairperson Greenwald:** East side I know you have space for landscaping. Do you have space on the West side for landscaping? You have to share a driveway.

**Chris Geiger:** It's not a shared driveway, it's village property. We had to get an easement signoff from the village, which they were okay with. As far as the East side landscaping goes, we threw some Aber videos in here, that's what we want to go with, if we want to modify it, we will come back to you.

**Chairperson Greenwald:** On the West side you really can't.

**Chris Geiger:** No, there is going to be a curb there just to protect the bump outs. The building doesn't come entirely to the property line. The bump outs aren't entirely encroaching, they are going over a foot in a half, 2 feet, which is the relief that we asked for. Obviously, we want to protect that, so we want to put a curb there, which was part of our agreement with the village, the Board of Trustees, to do that.

**George Badger:** 32 inches.

**Chairperson Greenwald:** Ok, would you be able to get anything into there?

**Chris Geiger:** Yes, I think we can do nice planters or something like that.

**Chairperson Greenwald:** Yes, just something to soften it up a little.

**Chris Geiger:** I think it's a benefit that we have a landscaper in the ownership group who could dress it up nicely himself. I will defer to him on that.

**Member D'Andrea:** The area where there is no window, is that a building section or a maintenance section back there?

**Chris Geiger:** Yes, one of the things that excited the mayor and the DRI team is that we agreed to put a moral there celebrating the history of Amityville. I reached out to a couple of artists and one who intrigued me, a super talented guy that has come up with a couple of initial concepts that we still have to agree upon. My understanding is that morals, we are going to run it by whoever needs to make the decision, painted on things necessarily need to be approved. We want people to like it, so we are going to have this informal conversation, we want to give it an Amityville feel.

**Member D'Andrea:** Will it be on both sides?

**Chris Geiger:** No just on the East facing side.

**Chairperson Greenwald:** Perfect

**Chris Geiger:** That's why I like these corner elevations. The plan with DRI would be to close Greene Avenue permanently and be a pedestrian Thorofare. I was in Babylon last week and it was jumping off on Thursday night, they closed Deer Park Avenue and hopefully we get to a point here where people congregate, and everyone comes. The historical part of that moral

**Chairperson Greenwald:** Fridays on the Greene are a good success.

**Chris Geiger:** Right and hopefully we can grow on that. The historical part of that moral is an important thing, and we want to make sure we get it right.

**Joan Donnasin:** I agree with every comment you made on the board. I agree that the façade has to be softened with canopies, awnings, window boxes, something has to be put in the front, I think. I have a question about the structural part of the building. Do you currently use the basement at all?

**Chris Geiger:** Yes, we do. When we bought this building back in 2015, we had some flooding issues. We were pumping, we got a sump pump that solved that problem, except for one storm. I know that there is a ton of site work done out front on Greene Avenue by the Suffolk County water authority, I would say in the last 3 or 4 years pre Covid and we have not had a drip of water in there at all. Obviously, we are not going to invest thousands of dollars and not be able to utilize that space in a functional way. Especially affecting operations.

**Joan Donnasin:** There is an underground stream that runs underground buildings and that is why it would flood. If the architects and engineers are aware of that and it seems to have been corrected, to have officers down there could be problematic. Another thing, you have a flat roof, if it is working for drainage, it would be nice to have a little peak, but that's what you must do because of the cost. It was a charming building, but I guess this is where it must go. It's unfortunate that it must lose that character. I wish you luck. I know parking is not for this board to consider and I know the ZBA discussed it. What about bicycles? If people are coming, if this is supposed to be a TOD thing do you have any kind of bike rack or any space to put anything if people are taking bikes from the train?

**Chairperson Greenwald:** There is a bike rack right across the street at the bank.

**George Badger:** Yes, there is a bike rack on the site plane. That was a request of ZBA.



**Member D'Andrea:** I think that is a bike rack right there.

**Chairperson Greenwald:** Ideally window boxes would be nice but that is a tenant's private residence. Who would be responsible?

**Member D'Andrea:** I think with the awning it will look too busy.

**Chris Geiger:** Demarco next store has horizontal planters.

**Chairperson Greenwald:** Its further set back than you isn't it?

**Chris Geiger:** It's close. I don't know about sidewalk requirements; Ill defer to George.

**Chairperson Greenwald:** Theres not a lot of space. I do think awnings would make a huge difference.

**George Badger:** We are right on the property line on the first floor. So, they are going to encroach.

**Member D'Andrea:** Yes, that's what we figured.

**George Badger:** What did the board have in mind when talking about awning? We are not talking about fabric awnings, correct? I was thinking if we did something maybe it would be done in rib steel, like the darker or lighter ones that would match the brick color.

**Member D'Andrea:** I was thinking fabric.

**George Badger:** The only problem with that is the best of them fade. That's the only issue.

**Chris Geiger:** We have a big Southern exposure there.

**George Badger:** That gets a lot of sunlight.

**Member D'Andrea:** We have fabric ones on our building that we just did, all of us are fabric, Angelos and mine. I'm not sure about the exposer.

**George Badger:** I just want clarification, so if we end up doing it there is no confusion. We do the right job.

**Chairperson Greenwald:** Theres no signage on the building? Just the address

**Chris Geiger:** We don't' want to call it out as Amity Office Suites. Or whatever we decide to name the building, we might call it 21 GRN. If we must come back for a sign, we will come back for sign approval without question.

**Chairperson Greenwald:** Any other questions?

**Michael Breitweg, Building Inspector:** Just want to note that the awnings require Board of Trustees approval.

**Captain Joseph Vaugh Gerbe:** Do I understand that there will be a third floor that will have public house apartments? Will they be reasonably affordable?

