

## Planning Board Minutes December 2, 2021

**Chairperson Mia Jealous-Dank** welcomed everyone to the December 2, 2021, meeting of the Amityville Planning Board at 7:03 P.M.

Members Present: Mia Jealous-Dank, Chairperson  
Stephen Greenwald, Member  
Amanda Lowe, Member  
Kelly Medwig, Alternate Member

Other Attendees: Gregg Doerner, Building Inspector  
Kerri Geiger, Secretary to the Board  
Catherine Murdock, Clerk/Treasurer

The Board and attendees recited the Pledge of Allegiance.

After introducing The Board and the new Alternate Member of the Board, Kelly Medwig, **Chairperson Jealous-Dank** informed applicants that they are hereby notified that any and 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 Jealous-Dank** 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.

**Chairperson Jealous- Dank** motioned to approve the November 4, 2021, Planning Board Minutes.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:                    3 ayes                    0 nays

**Chairperson Jealous-Dank** said the first application on our agenda is a continuing application of Washville. She stated that we have two applications that would be heard together but will be voted on separately.

**APPLICATION OF GR AMITY OPERATING LLC.** Applicant seeks review and approval of site development plan and architectural review and approval of the installation of three (3) pay stations and eighteen (18) vacuum stalls, pursuant to Sections 24-6 (A) (1) (b) and 24-6 (A) (1) (g) of the Village Code.

Premises located at on the South side of Merrick Road, 344 West of Ketcham Avenue in a B-2 Business District known as 23 Merrick Road, a/k/a SCTM#101-9-1-3

**APPLICATION OF GRAMITY OPERATING LLC.** Applicant seeks review and approval of site development modifications and architectural review and approval of the proposed demolition of a bump-out on west (side) elevation, as well as interior and exterior modifications, including the addition of planters, planter islands, and parking stalls, pursuant to Sections 24-6 (A) (1) (b) and 24-6 (A) (1) (g) of the Village Code. Premises located at on the South side of Merrick Road, 274' West of Ketcham Avenue in a B-2 Business District known as 25 Merrick Road, a/k/a SCTM#101-9-1-4.

**Alec Carrabis, Chief Operating Officer for Washville Carwash** introduced himself, explained that they made changes since the November Planning Board meeting so everyone in the town and on the Board would be happy. They decided to use the existing curb cuts to enter and exit the car wash which he believes have been in place since the 1960's. In doing so they changed their equipment around to work with the existing egresses. Other changes made were the landscaping in particular the bushes that would cover some of the vacuums, *Washville* also changed the plan to a 5-foot fence since a 6 ft fence is not typically allowed. They would be putting landscaping in front of the fence and are trying to obtain a cream or beige colored PVC fence since Mr. Greenwald previously stated that he wouldn't like to see a white colored PVC fence.

**Chairperson Jealous-Dank** asked where the fence would be located.

**Mr. Carrabis** explained that fence would be on south and west side of the property.

**Chairperson Jealous-Dank** appreciated the redesign.

**Mr. Carrabis** explained that they care about the town and do a lot of charity work for the other towns they have car washes in.

**Chairperson Jealous-Dank** described the flow of the cars upon entering the car wash from Merrick Road.

**Mr. Carrabis** explained that the vacuums would only be used after washing the car and that the customer doesn't have to vacuum the car after they wash the car. Mr. Carrabis also explained that they took into consideration back up onto Merrick Road around 5:00 PM. Previously they had one lane about 250 ft long going into the car wash, now they have three lanes with 750 ft of driveway.

**Chairperson Jealous-Dank** stated that she knew the Building Inspector gave them a Building Permit on the actual car wash building.

**Mr. Carrabis** responded that the permit is to fix the roof so no further damage would happen to the pipes and to fix the floor because their equipment was sitting outside and could get ruined. He then mentioned that he brought a display board to show the Board color renderings and proceeded to go over them

**Mrs. Lowe** asked if the canopies by the vacuums would be seasonal.

**Mr. Carrabis** answered that they are used only in the summer.

**Chairperson Jealous-Dank** and **Ms. Lowe** agreed that the canopies should be up in the summer.

**Mr. Carrabis** said that the canopies would be up early May until about October 1<sup>st</sup>.

**Chairperson Jealous-Dank** asked about the times that the lights come on.

**Mr. Carrabis** said that the lights go on with daylight savings so in the summertime they would already be closed by the time the lights would have gone on. They close at 6:30 and the lights go off when the last customer leaves.

**Mr. Greenwald** mentioned that he likes the new plan and colors. He asked what type of plantings would be around the fence.

**Mr. Carrabis** said the names are on the plans, but he believes they are Leland Cypresses and Azaleas.

**Chairperson Jealous-Dank** asked if anyone from the audience would like to speak for or against this application.

**Mr. Richard Handler, Attorney 50 Broadway Amityville, NY** spoke on behalf of his client **Rusk Gnecco of 33 South Ketcham Avenue, Amityville, NY.** Mr. Handler spoke against the application. Mr. Handler referenced his concerns regarding the legal notice for the application, zoning, environmental and the pending traffic study. Mr. Handler also submitted a letter to the Board.

**Chairperson Jealous-Dank** asked the Building Inspector, Gregg Doerner if he had any information on a zoning split on 23 Merrick Road

**Gregg Doerner** replied that as far as he knew the property was all one zone and that this is an existing business.

**Chairperson Jealous-Dank** said that she believes the Zoning Board has ruled on the property prior this meeting and can proceed in the vote. She then asked Mr. Carrabis if he had the traffic study they asked for at the November Planning Board meeting.

**Mr. Carrabis** responded that since they changed the plan to keep the existing curb cuts he didn't think they needed it, but they had started a traffic study and the Board should have the letter stating the traffic study has been started.

**Chairperson Jealous-Dank** responded that they did have it and would now vote on Application #2 which is where the existing car wash is. Chairperson Jealous-Dank said the following stipulations:

1. Siding on the car wash is to be Carrington Beige
2. Canopies are to be Whipple Blue

A motion to approve this application was made by **Chairperson Jealous-Dank** seconded by **Ms. Lowe**.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:      3 ayes      0 nays

**Chairperson Jealous-Dank** said they will resolve the BB and B-2 Zoning question on Application #1 and that they could proceed and vote on the application as it stands and with the following stipulations.:

1. The canopies on the vacuum arms will be Whipple Blue.
2. Resolve Zoning question of plot being partial BB Residence and B2 Business Districts.
3. Traffic Study must be completed
4. If necessary, the Applicant will go back to the Zoning Board.

A motion to approve this application was made by **Chairperson Jealous-Dank** seconded by **Ms. Lowe**.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:        3 ayes        0 nays

**APPLICATION OF SERGIY MARENOVYCH.** Applicant seeks architectural review and approval of the existing two-story rear addition and 14' x 18' shed with overhang pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the South side of Union Avenue approximately 558' west of Bayview Avenue in a B Residence District known as 123 Union Avenue a/k/a SCTM#101-06-01-28.

**Chairperson Jealous-Dank** stated that Mr.Marenovych's application has been postponed until January 6, 2022.

**APPLICATION OF 322 MERRICK ROAD REALTY CORP.** Applicant seeks architectural review and approval for the proposed parking lot pursuant to Section 24-6 A (1) (b) of the Village Code. Premises located on the North side of Merrick Rd between Wood Avenue and Bryan Avenue in a B-2 Business District known as 344 Merrick Rd a/k/a SCTM#101-08-04-10 and Bryan Avenue a/k/a SCTM#101-08-04-11

**Emily Santosus of Security Dodge 345 Merrick Road Amityville, NY** introduced Bill Mc Fadden who will be speaking on her behalf.

**Bill McFadden 345 Merrick Road 345 Merrick Road Amityville, NY** explained that they would be taking the existing footprint of the parking lot and will be doing a restoration project. The parking lot would be paved instead of gravel as it is now. Drainage would be added to a gravel parking lot as well as dry wells, new lighting, and plantings. The footprint of the property is staying the same as well as the curb cuts.

**Chairperson Jealous-Dank** mentioned that she, Emily Santosus and the former Building Inspector Robert Hayes met to discuss fencing around the property.

**Mr. McFadden** said that currently there is no fence, Security Dodge likes to uses this property as an outdoor showroom. Adding a fence would hamper customers from seeing their vehicles that are for sale.

**Mr. Greenwald** asked if there were fencing on the northside of the property.

**Mr. McFadden** responded yes that the Board had them add the fencing.

**Ms. Lowe** asked if he would be opposed to fencing on the East and West sides of the property so the neighbors wouldnt see so many cars.

**Ms. Santosus** answered that they would like to leave it the way it is.

**Ms. Medwig** asked if they were familiar with Legend Auto group because they have a fence completely around their parking lot.

**Ms. Santosus** replied that she was familiar with it and that Legend rents the lot they don't own it and have made no improvements to it. It is also used for storage of cars not as an outdoor showroom. Fencing around the proposed lot would detract customers from seeing the vehicles that are for sale.

**Chairperson Jealous-Dank** asked what kind of lighting were they planning on using.

**Mr. McFadden** responded that the lighting would be the same as the lot across the street.

**Mr. Greenwald** wanted to know how many cars will be on the lot.

**Mr. McFadden** and **Ms. Santosus** were not sure.

**Ms. Medwig** responded that according to the plans 203 cars can fit on the lot.

**Chairperson Jealous-Dank** mentioned that the Board would like fencing as this is not their only lot on Merrick Road and they would like a visual barrier between the road and cars.

**Mr. Greenwald** recommended a natural buffer would be more attractive than a white PVC fence.

**Chairperson Jealous-Dank** said according to the rendering nothing is being added to the front of the property to make it look more attractive. She would like to see more bushes maybe 3 ft tall.

**Ms. Santosus** described how the property has been for the last 25 years that Security Dodge has been using it and that the reason they bought it was to now use it as an outdoor showroom.

**Ms. Lowe** suggested that now would be a good opportunity to create balance between the residential neighborhood and Security Dodge.

**Chairperson Jealous-Dank** suggested in between the two aprons that they have five-foot plantings on the Wood Avenue side and the Bryan Avenue side. She also suggests five-foot plantings on the fencing

in the back of the property and she would like some plantings on the front two or three feet tall, not grass.

**Ms. Santosus** asked if the meeting could be tabled so she could go over everything that the Board is suggesting with the property owner, Mr. Vigaritto.

**Joan Donnison, Bay Village Civic Association** asked if there would be car stops on the cars facing Merrick Road and recommended black estate fencing like the fence Security Dodge has on their property north of Sunrise Highway.

**Ms. Santosus** said that there are interior curb stops in the property so they would not be using car stops.

**Ralph Mollendorf of 40 Wood Avenue, Amityville** spoke of how he approved of the new parking lot as he has been picking up the gravel that snowplows leave all over the street after they plow the lot. He did mention that when trying to make a left out of Wood Avenue onto Merrick he could not see because of a telephone pole, corn stalk, pumpkin, and a planter. If a new planter is put there, he would like to see it pushed back further up Wood Avenue.

**Robert Reidel of 95 South Bayview Avenue, Amityville** was for the application and had no opinion on fencing.

**Carolyn Franco of 32 Marion Road, Amityville** was for the application and did not want the fencing.

**Dorothy Whodack of 95 South Bayview Avenue, Amityville** was for the applications and did not want fencing but would like bushes.

**Chairperson Jealous-Dank** said that this application will be adjourned and for the Applicant to come back when they are ready.

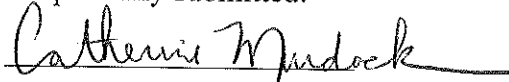
A motion to adjourn this meeting was made by **Chairperson Jealous-Dank** seconded by **Mr. Greenwald**.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye
	Kelly Medwig	-aye

Motion carried:      4 ayes              0 nays

Meeting adjourned at 8:03 PM

Respectfully submitted:



Catherine Murdock, Clerk/Treasurer  
Village of Amityville, N.Y.