

**Planning Board Minutes
February 4, 2021
Zoom Video Call**

Chairperson Mia Jealous-Dank welcomed everyone to the February 4, 2021 Zoom Video Call meeting of the Amityville Planning Board at 7:06 P.M.

Members Present: Mia Jealous-Dank, Chairperson
 Mary D’Andrea, Member
 Colleen Nugent, Member
 Stephen Greenwald, Member
 Amanda Lowe, Member
 Townsend Thorn, Alternate Member

Other Attendees: Jacqueline Aissa, Secretary to the Board
 Bryan Donato, Building Inspector

The Board and attendees recited the Pledge of Allegiance.

After introducing The Board, **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 December 3, 2020 Planning Board Minutes.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D’Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried: 5 ayes 0 nays

APPLICATION OF ADAM J. ANSANELLI. Applicant seeks architectural review and approval of a proposed second story addition and addition of front porch to a single-family dwelling in accordance with Section 24-6 A. (1) (h) of the Village Code. Premises located on the Northwest corner of the intersection of Coles Ave and Ocean Ave in an A Residence District known as 9 Coles Ave a/k/a SCTM#101-9-10-18.

Mr. Ansanelli explained the project. The existing home is a standard ranch. The proposed renovation will add a 2nd story with 3 bedrooms and full bathroom. A porch is proposed for the front of the home.

Mr. Ansanelli added that he attempted to fit in with the character of the neighborhood. He is keeping the footprint of the existing home with the exception of the front porch addition.

The Board all agreed the proposed plan was nice enhancement.

Mr. Thorn agreed, but thought the proposal was too big for the property. He questioned if one could stand in the 3rd story dormer and thought it looked top heavy. He stated that the 6" porch columns in the front looked too small and felt they should be wider and round or square.

Mr. Ansanelli explained that the attic doghouse is just a character feature and the attic is non-habitable space. He agreed with Mr. Thorn's concerns about the columns and agreed to consider wider columns.

Chairperson Jealous-Dank reiterated that any changes after this meeting need to be presented to the Building Department.

Mr. Thorn asked if there was a structural reason for the right side elevation to have two separate roof pitches as he felt one uniform pitch would have a softer appearance.

Mr. John R. Bracco, RA, 111 Railroad Avenue Sayville, NY 11782, responded that there were two options to do; either change pitch or keep exactly the same and the wall continues up further.

Mr. Thorn suggested that the trim on the front windows be applied to all of the other windows.

Mr. Ansanelli agreed that he would add trim to the rest of windows.

Ms. D'Andrea agreed the design was nice but the columns needed to be changed. She added that a pendant light would be a nice decorative feature at the front door and the garage should have lights on either side. She also asked for clarification of the lighting in the rear by the sliding door and where the mechanical systems were proposed.

Mr. Ansanelli stated that the AC for the second floor was being installed in the attic and the existing unit for the first floor was to remain. He agreed to add wall mounted lighting by the garage.

There were no comments from the public.

Chairperson Jealous-Dank moved that the Board accept this application with the following stipulations which was seconded by **Ms. Nugent**.

Stipulations:

1. Install larger columns on front porch.
2. Change roof pitches to match on right side elevation.
3. Add window trim to all other windows.
4. Add pendant lighting at front door and wall mounted lighting to garage and rear sliding door. (Lighting fixtures to be submitted to Planning Board for approval)
5. Submit updated plans to building department for approval.

6. The applicant 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.
7. The applicant must obtain all proper building permits.
8. The applicant must adhere to all village, state, county, and local codes.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-recused
	Townsend Thorn	-aye

Motion carried: 5 ayes 0 nays

APPLICATION OF JOHN WEIBURG, PE. Applicant seeks architectural review and approval of the proposed first & second floor additions to a single-family dwelling in accordance with Section 24-6 A. (1) (h) of the Village Code. Premises located on the North side of Hamilton Street approximately 413 ft East of S. Ketcham Ave in a BB Residence District known as 57 Hamilton Street a/k/a SCTM#101-9-9-27.

Mr. Weiburg presented the plans and stated that the existing home has approximately 9% lot coverage. This proposed addition would bring it to approximately 15.7%, which is within the zoning requirement of 20%. Samples have been submitted to the Board.

Chairperson Jealous-Dank asked if the project was a gut renovation and if the applicant planned to move everything including stairs.

Mr. Thorn expressed concern that the west side elevation has 3 different roof angles and felt the ridge of the portico was too high as it runs into siding on 2nd floor.

Mr. Weiburg responded that he can bring the valley back to keep the pitch the same as 10/12. He also agreed to flatten the portico pitch, so it does not exceed the roofline.

There was a discussion on the lack of windows on the east and west elevations. The applicant agreed to add some windows while still maintaining the homes privacy and interior design.

The Board expressed concern over lighting. It was agreed that a pendant light will be added at the main entrance doorway and wall mounts will be added to the garage.

Ms. Nugent asked if the rear porch would have lattice below. She also questioned where the A/C unit would be located.

Mr. Weiburg replied that below the porch would be enclosed with lattice. The A/C would be placed on the rear west side of the property with a setback of 17' and screened in with shrubs.

Joan Donnison, Bay Village Civic Association, asked where the parking was for the home.

Mr. Weiburg explained he eliminated the circular driveway and added a 15' wide driveway up to the garage on east side of property.

Chairperson Jealous-Dank moved that the Board accept this application with the following stipulations which was seconded by **Ms. Nugent**.

Stipulations:

1. Raise lower roof pitch to match pitch on west elevation.
2. Reduce pitch on portico.
3. Enlarge the bedroom windows on the West elevation.
4. Add two windows to the family room.
5. Add pendant lighting at front door and wall mounted lighting to garage. (Lighting fixtures to be submitted to Planning Board for approval)
6. A/C unit must have a privacy screen.
7. Add lattice under back deck.
8. Submit updated plans to building department for approval.
9. The applicant 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.
10. The applicant must obtain all proper building permits.
11. The applicant must adhere to all village, state, county, and local codes.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried: 5 ayes 0 nays

APPLICATION OF MAUREEN WOODIWISS. Applicant seeks architectural review and approval of a proposed single-family dwelling in accordance with Section 24-6 A. (1) (h) of the Village Code. Premises located on the West side of Norman Ave approximately 1145 ft South of Richmond Ave in a B Residence District known as 93 Norman Ave a/k/a SCTM#101-13-10-17.

Ms. Wagner-Nebbia, RA, Wagner Architect & Designs 57 Rollstone Avenue, West Sayville, NY, explained that the location and shape of house has been dictated by the DEC as there is a wetland area located on the property. The proposed home is situated on the north side and is long and narrow to allow for building without DEC variances. The property also has a small piece of natural shoreline and is partially bullheaded. A 2' variance on the side yard setback was granted by the Zoning Board. The design of the home is a classic east-end look with a light gray and white color scheme. Samples were submitted to the Board.

Chairperson Jealous-Dank pointed out that proposed elevated home had required a large number of stairs and suggested keeping a space for a future lift or elevator.

Ms. Wagner-Nebbia replied that the home is located in a flood zone and needed to be raised to 6' above grade. She was proposing an additional two feet for storage purposes. The lower storage level has an 8' ceiling height. There is a 5' area next to the front stairs to accommodate a future wheel chair lift.

Mr. Thorn stated the home and materials used were nice looking. He asked if the stair risers would be Aztek, to maintain the white color.

There was a discussion on stair material between the applicant, Ms. Wagner-Nebbia, and the Board. It was determined the stairs would be a TimberTech composite material in white. The posts and stringers would be white. The railing in the front of the home would be of a more traditional look where as the back railing would be stainless steel and cable to maximize the water view.

Mr. Thorn suggested that the concrete foundation be finished with stucco and paint to hide the impressions left by the forms and give the home a more finished look.

Chairperson Jealous-Dank stated that the Board wants the staircases enclosed on both front and back with lattice or boards.

Chairperson Jealous-Dank asked where the A/C units would be located

Ms. Woodiwiss stated she prefers the units on the north side of the home due to the constraints to the property setup.

Mr. Donato added that although there are no official setback regulations, it is recommended to be at 12'.

Chairperson Jealous-Dank stated that the home is already encroached on Northside of property.

There was a discussion on landscaping the property but due to DEC constraints additional landscaping was not permitted at this time. There is an existing fence on property.

Chairperson Jealous-Dank moved that the Board accept this application with the following stipulations which was second by **Ms. Nugent**.

Stipulations:

1. Stucco and paint exposed concrete to match proposed siding
2. Enclose all staircases with lattice or boards
3. HVAC equipment is not to be located on north side of property
4. The applicant 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.
5. The applicant must obtain all proper building permits.
6. The applicant must adhere to all village, state, county, and local codes.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried: 5 ayes 0 nays

APPLICATION OF ALBANY AVENUE SUITES, LLC. Applicant seeks review and approval of the proposed multi-family mixed-use building and the merger of an adjacent parcel to be developed for parking in accordance with Section 24-6 A. (1) (e) of the Village Code. Premises located on the West side of Albany Ave approximately 230 ft South of Dixon Ave in an Industrial District known as 58 Albany Ave a/k/a SCTM#101-3-2-13.4 and 101-3-2-14

Mr. Buzzell, Buzzell, Blanda & Visconti, LLP 535 Broadhollow Road, Ste B-Melville, New York 11747, stated that the Applicant seeks to convert existing office space to apartments and merge 44 & 58 Albany Avenue into one parcel. The building is located on 58 Albany Avenue. The property is located in an Industrial zone and commercially developed. There is a licensed non-operating cabaret in the basement and the applicant has agreed to discontinue its use in the future. Mr. Buzzell described the project and its relationship to the neighboring properties, the height and footprint will remain the same, the basement will be used storage and utilities. The overall changes to the existing building are limited with minor adjustments to the structure to accommodate the required windows. The character of the existing building will be maintained, and the site plan will relocate and enclose the refuge area to the west side of the south side of the building, away from the apartment entrance. Parking and landscaping will be developed on the 44 Albany lot. The proposal adds 17 parking spaces, 42 overall. The existing two-family house will remain and be improved.

Chairperson Jealous-Dank asked if the main entrance to the apartments is located in the rear of the building

Mr. Buzzell explained that the entrance for apartments is on the north side of the building. Commercial stores have entrances on Albany Ave. There is a second means of egress for the stores on the East side.

The Board was in agreement that overall, it was a nice improvement to the existing sites.

Ms. D'Andrea questioned some of the building materials, particularly in the proposed detail added to center of the building.

Mr. Buzzell stated that the building is stucco and that the decorative details can be adjusted to adhere to boards suggestions.

Chairperson Jealous-Dank moved that the Board accept this application with the following stipulations which was second by **Ms. Nugent.**

Stipulations:

1. Adjust central decorative element to more uniform with the space in which they occupy. Submit to the Building Department for final approval.

2. The applicant 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.
3. The applicant must obtain all proper building permits.
4. The applicant must adhere to all village, state, county, and local codes.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried: 5 ayes 0 nays

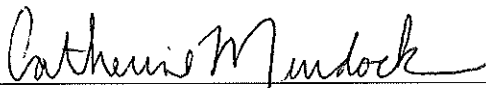
A motion to adjourn the meeting was made by **Chairperson Jealous-Dank** seconded by Ms. Nugent.

Vote on the Motion:	Mia Jealous-Dank, Chairperson	-aye
	Mary D'Andrea	-aye
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried: 5 ayes 0 nays

Meeting adjourned at 8:36 pm.

Respectfully submitted:



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

