

Planning Board Minutes November 4, 2021

Chairperson Mia Jealous-Dank welcomed everyone to the November 4, 2021, meeting of the Amityville Planning Board at 7:01 P.M.

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

Other Attendees: Kerri Geiger, Secretary to the Board
 Gregg Doerner, 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 September 2, 2021, Planning Board Minutes.

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

Motion carried: 5 ayes 0 nays

APPLICATION OF KATHLEEN RYAN. Applicant seeks architectural review and approval of an existing (currently under construction) demolition of one-story family room and sunroom, proposed double-height family room and alteration of room over attached garage into master suite, minor interior alterations to first and second floor restructure of deck existing covered porch, new covered porch mudroom, entry at north (side) elevation, new wood decks at east (rear) elevation, pursuant to Section

24-6 (A) (1) (h) of the Village Code. Premises located on the East side of Ocean Avenue, 455.92' North of Bourdette Place in a Residence A District known as 266 Ocean Avenue, a/k/a SCTM#101-11-12-21

Chairperson Jealous-Dank stated that Mary D'Andrea will not be voting on this application. It will four members voting on this application.

Robert Paxton, Architect of 74 Waterview Drive Sound Beach, NY 11789 representing homeowner Kathleen Ryan explained the details of the project. Mr. Paxton stated that they felt as though the materials chosen are compatible with the Bay Village architecture theme. Mr. Paxton then went on to describe what the plans for the outside of the house are. For the main roof they selected Grand Manor asphalt shingles in the color Gate House slate. For the standing seam metal roof accent color Classic Bronze, for the siding they selected new cedar in the color Worldly Gray. All trim on the house is to be PVC Aztec in the color White, the windows and sliding doors are Anderson in the color White, entry doors and garage doors in the color Mahogany, gutters and leaders will be Baked Enamel White, decking on porches will be Mahogany or similar, and the existing brick chimney will remain and be re pointed as required. He also submitted an example of wall mounted lighting. Mr. Paxton then asked if anyone had any questions or comments.

Chairperson Jealous-Dank stated that it looked very nice and had no questions.

Ms. Nugent Asked why is that you coming to the Planning Board now?

Mr. Paxton said that he had no idea that he submitted everything to the previous Building Inspector (Brian Donato).

Chairperson Jealous-Dank explained that this was something that slipped through the cracks, then asked if anyone would like to speak for or against this application.

Lawrence Brennan of 260 Ocean Avenue Amityville, NY 11701 The review of this project seems late as it is 85% complete.

Chairperson Jealous Dank replied that this application came when the previous Building Inspector was leaving and a new one was starting so it fell through the cracks, and we apologize for that.

Donna Brennan of 260 Ocean Avenue Amityville, NY 11701 explained that their concern is moving forward on construction on the property that proper permits are required and acquired. Mrs. Brennan and her husband heard that another building is to be built on the property and a lot of dirt was delivered to possibly fix up the dock area. They feel like there will be environmental issues. There is erosion on the property and barriers were put up two days ago. Mrs. Brennan apologized and said this might not be the right place to discuss this but since it's a public forum and since we live right next door on the water, we wanted to say how we feel. She explained that they had to come to the Planning Board 5 years ago when they lifted their house, and they were very thorough. She stated again our concern is future development on the property.

Ms. Nugent asked for more explanation on the barrier that was put on the property a few days before.

Mrs. Brennan described a 20 ft long hay barrier that was put up along the property line to prevent erosion.

Mr. Greenwald interjected that the owners of 266 Ocean Avenue would have to have permits through the DEC for the bulkheading.

Mrs. Brennan said that there are little stakes lining the property as well and don't know what they meant.

Chairperson Jealous Dank asked Mr. Paxton if he could explain what Mrs. Brennan is talking about.

Mr. Paxton stated that he believes they have a permit from the DEC but isn't privy to that information.

Chairperson Jealous Dank replied that the DEC doesn't need to tell the Planning Board what is going on. The DEC has complete and total jurisdiction on the waterway.

Ms. Nugent asked Mr. Paxton if he was aware of another building to be built on the property.

Mr. Paxton said that there might be in the future but there were no plans as of right now.

Chairperson Jealous-Dank moved that the Board accept this application with no additional stipulations, which was seconded by Mr. Greenwald.

Stipulations:

1. 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.
2. The applicant must obtain all proper building permits.
3. The applicant must adhere to all village, state, county, and local codes.

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

Motion carried: 4 ayes 1 abstain 0 nays

APPLICATION OF BLUE SUITES LLC. Applicant seeks architectural review and approval of front façade additions to four existing tenant spaces, pursuant to Section 24-6 (A) (1) (g) of the Village Code. Premises located on the East side of Broadway, 212.31' South of Union Avenue in a B-1 Business District known as 179-185 Broadway a/k/a SCTM#101-5-8-24

Chris Alvino, Architect of Harold Gerhard 363 Wellwood Avenue, Lindenhurst NY 11757 explained that they would be remodeling the front façade with Aztec, trim at the bottom, trim at the top, and dress it up with lighting.

Chairperson Jealous-Dank Asked if they were pulling the front of the building up to the sidewalk.

Mr. Alvino stated that they would be bringing it forward to get rid of a little indentation, a setback.

Chairperson Jealous-Dank felt that by bringing the building forward restricted the area.

Mr. Alvino stated that it is under an overhang, and no one is walking there.

Chairperson Jealous-Dank also felt it didn't align with the adjacent facades.

Christopher Ceriello, of Blue Suites explained that what he is looking to do is to straighten out the building. He is not looking to extend it past its pilings. Mr. Ceriello feels it would not constrict foot traffic, that in fact the part he is looking to enclose is pitched.

Mr. Alvino then described that there would still be dynamics to the building, such as heavy trim to the top, monolithic pylons on the sides, depth in the paneling, the doors are still recessed, we are just bringing it so its flush. Mr. Alvino stated that there was plenty of sidewalk.

Chairperson Jealous-Dank Did not agree that there was plenty of sidewalk.

Mr. Ceriello said that the building was built in 1954 and he wanted the building to stand out opposed to being an eye sore. He was trying to create a "Downtown Roslyn" feel. It is an expensive project and he wanted to make it worth it by bring the façade forward to align with the building. The building would not be coming out onto the villages sidewalk, this would be capturing his own property line. This would not go past the seem in the apron that is his existing property line. He also thought that between the new building where the old movie theater was (221 Broadway) and this new building it would encourage other business owners to fix up their buildings as well.

Chairperson Jealous Dank agreed that she wants people to improve their buildings and asked if he considered improving his building without moving the façade forward.

Mr. Ceriello responded that he had but it was not worth the cost. We need to grab a little extra square footage, as square footage is money.

Ms. Nugent asked why the doors aren't centered.

Mr. Ceriello explained that the building was built in two phases one in 1952 and the other in 1954. Because of this the building is on an angle and not symmetrical. In his opinion bringing the building forward will help make the building appear straighter.

Ms. D'Andrea Asked if there would be lighting

Mr. Ceriello said that he would be leaving the gooseneck lighting up for now and would be using the Benjamin Moore paint color Sailcloth to marry the top and the bottom. He plans to use natural wood doors and corbels.

Chairperson Jealous-Dank then asked if there were any comments from the public.

Joan Donnison of Bay Village Civic Association 150 South Ketcham Amityville, NY 11701 Asked if all of the stores are going to vacant and if this was going to be a workspace.

Mr. Ceriello replied that after December the restaurant “*Winnies*” is leaving, and he has a building permit to convert it back to workspace.

Chairperson Jealous-Dank asked if there were anymore questions from the Board and if someone from the Board would make a motion to accept this application.

Ms. Nugent made the motion to accept the application and Mr. Greenwald seconded the application.

Stipulations:

1. 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-called by this Board.
2. The applicant must obtain all proper building permits.
3. The applicant must adhere to all village, state, county, and local codes.

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

Motion carried: 4 ayes 1 nay

Chairperson Jealous-Dank asked Gregg Doerner, Building Inspector, if the Board had to review the new next two applications separately.

Gregg Doerner Building Inspector replied that he didn’t know but reiterated that it they are two separate parcels.

Chairperson Jealous-Dank said that the Board would vote on the applications separately and but that the applications would be heard together.

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 GR AMITY 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, Craig De Luca site manager and Joseph Santelli Project Manager and Manager of their Lindenhurst locations. Mr. Carrabis then went on to say that *Washville* is a family-owned business since 1962 and has 28 locations from the Nassau/Queens border to the Hamptons. Mr. Carrabis lived in Amityville for 15 years, still has family and friends in Amityville and frequents the Downtown area.

Joseph Santelli, Project Manager described a packet that was given to the Board. In it is a letter from the Mayor of Lindenhurst who is a customer, a letter from a council man of the Town of Brookhaven who helped with the Blue Point location, and a letter from the chemical company they use that states that the chemicals they use does not harm the environment, also in the packet are images of other *Washvilles*.

Chairperson Jealous-Dank asked to see color renderings and landscaping drawings.

Mr. Carrabis explained that there would be no digital signs out front, they would not have a modern look, he said they would like to use planters to landscape, islands and nice shrubbery, they would be using cream Hardy Board and white Azec,

Chairperson Jealous-Dank asked about the lot next to the existing car wash. This lot is proposed to be used for vacuums. She stated that this lot is very close to an existing traffic light and is concerned about back-up traffic onto Merrick Road. She requested that a traffic study be done to see what kind of impact this would have to the area.

Mr. Carrabis explained that the entrance they would be using for the express wash would be on the actual property and that there would be no back up because they are an express not full-service car wash.

Ms. Nugent asked for clarification on the plans.

Mr. Carrabis explained the way the cars move through the property.

Mr. Greenwald asked about entrances and exits.

Mr. Carrabis said there would be one entrance and two exits.

Ms. D'Andrea asked if you could just vacuum and not wash your car at this location.

Mr. Carrabis answered that at this proposed location you can't vacuum without washing the car.

Chairperson Jealous-Dank would like a landscape plan that would hide the vacuums from Merrick Road, as she found them less than delightful looking.

Mr. Carrabis said that he was surprised that she didn't find them attractive because other villages have told him they are nice.

Ms. Nugent asked about the level of noise the vacuums give off.

Mr. Carrabis described a central vacuum system that costs \$250,000 and is so quiet that one would be able to have a normal conversation while they were vacuuming.

Ms. Nugent asked if there was a covering above the vacuums or if they were in open air.

Mr. Carrabis explained that in the summer canopies are put up to give the customers coverage from the sun.

Ms. Nugent then asked if there was lighting at the vacuums.

Mr. Carrabis said that there are small LED lights under the archway of the vacuums. They go on when they are open at night. The lights are small and unobtrusive.

Mr. DeLuca explained that the lights will only be on when they are open at night and that they close at 6:30 PM. During the summer it is still light out at 6:30 PM so they will not be on.

Ms. Lowe asked which rendering that they submitted would be like the Amityville one. She thought the West Islip one may look the most appealing to the Village.

Mr. Carrabis agreed that the West Islip location would be most suitable for Amityville, Amityville would have blue crown molding on top, the rest of the molding around the doors and windows would be white Azec, the building would be a cream Hardy Board, just like the CVS across the street.

Ms. D'Andrea added that at other *Washville* locations there are a lot of signs advertising pricing. She stated that she would definitely object to that.

Mr. Carrabis said that those are Grand Opening signs.

Mr. Greenwald asked what color the canopies are that would be used in the summer.

Mr. Carrabis answered that he was open to any color the Board would like and suggested a sky blue.

Ms. D'Andrea and Mr. Greenwald stated that they would prefer a cream color.

Mr. Carrabis replied that cream would be fine that the canopies are merely for protection from the sun.

Ms. Nugent asked **Chairperson Jealous-Dank** if *Washville* was going to have to provide a traffic study.

Chairperson Jealous-Dank replied yes.

Ms. D'Andrea asked how long the cleaning process from start to finish is.

Mr. Carrabis answered that it is about 3 minutes.

Ms. Nugent asked about parking along the building.

Mr. Carrabis explained that the parking along the building would be for employees and would be 3 to 4 people. He also stated that they would be willing to put some planters along the building.

Chairperson Jealous-Dank opened discussion to anyone that would like to speak for or against the application.

Joan Donnison Bay Village Civic Association asked if is there a buffer for the residential property along the south?

Chairperson Jealous-Dank that is going to be part of the landscape plan we require; they currently do not have a landscape plan. We will require a berm, sound, and visual barrier. This will primarily be on the western lot.

Mr. Carrabis We would like to put a white 6-foot PVC fence up.

Mr. Greenwald felt that white would be too bright. He would like it to be as soft as possible.

Mr. DeLuca suggested a tan PVC. And said that it would be softened up with landscaping.

Mr. Carrabis asked if while they are putting together the landscape and traffic plan can they work on the car wash itself. As the taxes are very expensive on the property and it has been an existing car wash. The building really needs a new roof, there are many leaks and no glass panes in some of the skylights.

Chairperson Jealous-Dank replied that yes, they would vote on that.

Mr. Richard Handler 195 Ocean Avenue Amityville, NY asked that the Planning Board take a hard look at the plans proposed as this property is the Southwest entrance to Amityville and defines people's image of Amityville. He also would like an environmental review of the property. The western property borders 277 ft of waterfront exposure on the Narrasketuck Creek. He also would like to see a traffic study done at the applicants' expense that the Planning Board chooses so they will be objective. Mr. Handler stated that the western lot is zoned B-2 and is not zoned for automotive use. Mr. Handler also mentioned that Amityville village has a Bay Village color scheme code and signage code that needs to be adhered to. Mr. Handler would like to see a buffer of a minimum of 5 feet and grading for water runoff.

Mr. Carrabis responded that they have been in business since the late 1960's, are in 28 towns and have many letters on their behalf. He explained that they are going off the color palette of the CVS directly across the street, and they also have no problems with whatever colors or landscaping the Planning Board wants them to do. Regarding the environmental they aren't going washing cars on the western lot, they are using it as a driveway to get into the car wash lot to the left. The car wash itself is hooked up to sewers. He reiterated that they will do whatever it takes to get the car wash approved.

Chairperson Jealous-Dank asked if anyone else would like to speak for against the car wash.

Emily Santious 295 Merrick Road Amityville, NY said she works for Security Dodge and has worked with Craig DeLuca many times. He is a great asset to the village and felt that Mr. Carrabis is more than willing to work with the Planning Board on what is necessary to get this project approved.

Chairperson Jealous-Dank proposed that they postpone this application with the following stipulations:

1. 23 Merrick Road (Empty Lot) Submit the specs on the central vacuum unit, specifically the decibel level as well as a picture of what the hose apparatus looks like with the lights on at night.
2. 23 Merrick Road Request that Mr. Doerner due his due diligence about SEQR after decision from Planning Commission comes in.
3. 23 Merrick Road and 25 Merrick Road Submit a landscape plan showing proposed plantings, berms, some soft of visual barrier on both sides and specifically around the vacuum stations.

4. 23 Merrick Road and 25 Merrick Road Submit a traffic study which includes reasonable time frames, not middle of the night, Saturday after business hours, it will be done when the car wash would normally be open.

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

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

Motion carried: 5 ayes 0 nays

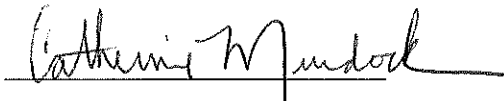
A motion to adjourn the meeting was made by **Chairperson Jealous-Dank** seconded by **Ms. Nugent**.

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

Motion carried: 5 ayes 0 nays

Meeting adjourned at 8:17 PM

Respectfully submitted:



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