

## Planning Board Minutes

October 6, 2022

**Chairperson Stephen Greenwald** welcomed everyone to the October 6, 2022, meeting of the Amityville Planning Board at 7:02 P.M.

Members Present: Stephen Greenwald, Chairperson  
Mary D’Andrea, Member  
Colleen Nugent, Member  
Kelly Medwig, Member  
Amanda Lowe, Member

Other Attendees: Laura Ellis, Alternate Member  
Melanie Macomber, Secretary to the Board  
Michael Breitweg, Building Inspector

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 September 1, 2022, Planning Board Minutes.

Vote on Motion:	Stephen Greenwald, Chairperson	aye
	Mary D’Andrea, Member	aye
	Colleen Nugent, Member	aye
	Kelly Medwig, Member	aye
	Amanda Lowe, Member	aye

Motion carried:	5 ayes	0 nays
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Application of Dingle Bay Enterprises, LTD. Applicant seeks architectural review and approval for the proposed construction of a single-family residence pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the South side of Austin Avenue, 450’ East of Lake Street in a “B” Residence District known as 39 Austin Avenue a/k/a SCTM# 101-4-4-14.

**Mr. Joseph Buzzell:** Revised plans, surveys and photographs were presented to the Board. Design element is traditional colonial theme. Windows have been added on the west of the garage to improve the appeal of the westerly wall. Issue of screening on front porch not extending to the ground has been rectified. Planks have been removed and lattice has been added to extend to the ground. The front façade will be CertainTeed Cedar Landmark Impression Charcoal Gray, side and rear will be CertainTeed Encore Dutchlap Charcoal Gray.

Samples presented to the Board.

**Chairperson Greenwald** asked about the color of the roof.

**Mr. Joseph Buzzell** responded that the roof color would be CertainTeed Landmark Charcoal Black.

**Mr. Buzzell** decorative garage door will be white with glass windows on top. There may be an issue getting this door once construction is done, will be swapped for something similar if necessary. There are 3 (three) lighting fixtures, Hampton Bay exterior (picture sample presented to the Board). Two lights flank the garage door on either side, the third is on the front wall of the house to the right side of the front door.

Exterior basement stairs have been eliminated. HVAC units have been added to the east side and are indicated on the survey. Shrubs have been in front of the front porch, and Bradford pear tree 2 ½ inch in caliber placed near the front property line.

**Chairperson Greenwald** mentioned that the rendering reflects the changes.

**Member D'Andrea:** asked about the stucco.

**Mr. Buzzell** referred to the plans and mentioned there was no stucco, and was part of the foundation, and is required to leave a certain amount open.

**Member Nugent** questioned the photos of the garage door. Which one will be used?

**Mr. Buzzell** replied that the photo was for color reference, they could use the door in the photograph if it was available.

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

Stipulations:

1. Roof Color to be CertainTeed Landmark Charcoal Black
2. Siding color to be Charcoal Gray
3. Lattice added to the back stairs.
4. Windowed garage door as depicted in the picture to be used.
5. Follow landscape plans as depicted in the picture.

Vote on the Motion:                    Stephen Greenwald Chairperson        -aye  
   Mary D’Andrea                                -aye  
   Amanda Lowe                                   -aye  
   Colleen Nugent                               -aye  
   Kelly Medwig                                 -aye

Motion carried:                        5 ayes    0 nays

Application of John Pompay. Applicant seeks architectural review and approval for the proposed elevation and renovation of the existing single story dwelling pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the South side of Dewey Avenue, 90’ West of Mincher Place in a “BB” Residence District known as 20 Dewey Avenue a/k/a SCTM# 101-14-1-36.

**Keith Cordova** of JM2 Architecture. Discussion took place with the homeowner and changes have been made. Driveway to be returned to the original layout, no additional changes in size to what is currently there. Proposed lattice added on the stairs to the entrance at the front door, HVAC, and mechanical equipment. Additionally, garage doors were removed, breakaway panels will be added and will be shown as the same color siding as house. Landscaping has been added in front of the breakaway panels and will be kept aesthetically appealing to the area. Proposed replacing the existing windows in two bedrooms to match the alterations over the existing garage.

**Chairperson Greenwald** asked if the renderings were available with the color samples.

Renderings were presented to the Board.

**Member D’Andrea** asked about the on the rear stairs.

**Mr. Cordova** replied that the lattice was added and was just difficult to see on the plans.

**Chairperson Greenwald** moved that the Board accept this application with the following stipulations which was seconded by **Member Lowe**.

Stipulations:

1. Screening around front and rear staircases.
2. Follow landscaping plan and color scheme as depicted in pictures provided.

Vote on the Motion:                    Stephen Greenwald Chairperson        -aye  
   Kelly Medwig                                -aye  
   Amanda Lowe                                   -aye  
   Colleen Nugent                               -aye  
   Mary D’Andrea                               -aye

Motion carried:                        5 ayes    0 nays

Application of Kanadale Shetty. Applicant seeks architectural review and approval for the proposed construction of a Mixed Use Building pursuant to Section 24-6 A (1) (f) of the Village Code. Premises located on the East side of Broadway, 99' North of Dixon Avenue in a "B-1" Business District known as 379-383 Broadway a/k/a SCTM# 101-2-4-23 and SCTM# 101-2-4-24.

**Mr. Joseph Buzzell:** We appear before the Board last month. The Board had some revisions that were discussed regarding the property located at the Northeast corner at Broadway and Dixon Avenue. The proposal is for a modest 2 (two) story mixed use building with 3 offices for a total of 2,193sq feet, and 5 (five) 1 (one) bedroom apartments. Parking requirements have been met, curb cut on each street; Broadway is right in and right out. Only variance was for a few feet encroachment on Broadway for the turret. The project is part of the redevelopment of the 110 Broadway Corridor. Revisions have been made, and samples are provided.

Mr. Buzzell turned the floor over to Mr. Chuck Lembo, architect for the project.

**Mr. Chuck Lembo** comments regarding the building design were made at the last meeting. As per the discussion changes have been made to all the accent trim to be changed from black to white. Oval windows on the top were eliminated, and a slightly arch topped window was added. The commercial style glass has been replaced with double hung glass (inaudible). Landscaping changes were added, low lights on stone pillars at the entrance, as well as 2-3 light poles to illuminate the rear of the building. Street trees have been added along the property line.

KWP Echo Engineered wood siding in Rustic Gray to be used for the siding. Accents will be PVC white. Roof color is GIS Timberline Weathered Wood Architectural roof. Cultured stone

Which will tie in the colors from the roof and the siding.

**Chairperson Greenwald:** Questioned the site plan submitted regarding the landscaping plan. The rear of the building (east) side would there be any planting, a green buffer of any kind.

**Mr. Lembo:** replied that that tall evergreen trees would be placed.

**Ms. Joan Donnison:** Commented on the plans, referenced the 1 (one) ADA compliant restroom in one of the offices, but not in any of the apartments (including 1 on the 1<sup>st</sup> floor).

**Mr. Lembo:** responded that the 1<sup>st</sup> floor unit had to be handicapped adaptable by code. The units on the 2<sup>nd</sup> floor do not. Each door on the 1<sup>st</sup> floor is compliant with the code.

**Chairperson Greenwald** moved that the Board accept this application with the following stipulations which was seconded by **Member Lowe**.

Stipulations:

1. Trees on east side to be Leland Cypress
2. Siding to be KWP Echo Engineered wood siding in Rustic Gray.
3. Accents will be PVC white.
4. Roof color is GIS Timberline Weathered Wood Architectural roof.
5. Cultured stone

6. Adhere to plans as they are submitted.

Vote on the Motion:	Stephen Greenwald Chairperson	-aye
	Kelly Medwig	-aye
	Amanda Lowe	-aye
	Colleen Nugent	-aye
	Mary D'Andrea	-aye

Motion carried:                      5 ayes    0 nays

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 Ave and Bryan Ave, in a "B-2 Business" District known as 344 Merrick Road. a/ka SCTM# 101-8-4-10 and 16 Bryan Ave., a/k/a SCTM# 101-8-4-11

**Ms. Emily Santosus:** Thanked the Board for letting the applicant produce an updated plan. Per the site plan, plantings, fencing, and lighting have been added.

Revised renderings presented to the Board.

**Member D'Andrea:** commented on the lighting

**Mr. Bill McFadden:** Per the drawings it's supposed to be a 25' lighting pole. Due to the concern from last time, poles have been cut down to 15'. There will be no light pollution, it is strictly down lighting, (LED soft). The total height will be 17' high instead of the original 28'.

**Member D'Andrea** commented that it would help with light shining into homeowner's properties.

**Mr. Bill McFadden:** Trees on approximately 1/2 of property are not fully grown, and should grown another 6-7', making the line higher than the fence.

**Chairperson Greenwald:** The trees are not Aphrodite but are Pine. 15-20 years ago, when this application came before the Board, one of the stipulations was that a row of Leland Cypress be planted along the entire north wall (this was never completed). Numerous complaints from neighbors have been made due to the sap and needles, produced from the Pine trees. No light is filtered because they're not growing due to poor maintenance.

Discussion regarding the project across the street took place.

**Chairperson Greenwald:** Mentioned this is the fourth time this year this application for a parking lot has presented before this Board.

**Member Nugent:** Asked what cleaned and prepping vehicles was in reference to.

Discussion regarding where vehicles were prepped and cleaned took place.

**Member Nugent:** Plan is to remove the Pine Trees.

Discussion regarding removing Pine Trees and replacing with Leland Cypress.

**Ms. Diane Mellish:** Concern regarding the Pine Trees, as they are no longer a buffer, as well as vehicles sitting on property not being cleaned.

**Ms. Emily Santous:** Replied that a company comes once a week and power washes the front-line vehicles.

**Chairperson Greenwald:** Addressed concerns from neighboring residents pertaining to Plum Trees on the corner of Bryan and Wood which block the view of traffic creating a hazard when exiting onto Merrick Road.

Discussion to either trim or remove Plum Tree took place.

**Chairperson Greenwald:** Asked if the lot was going to be used strictly for storage.

**Ms. Emily Santosus:** replied that the lot was going to be used strictly for display. Those vehicles are prepped and ready to sell. No work is to be done on the vehicles located at the Bryan and Wood property.

**Ms. Wendy Canestro:** Mentioned that she was not notified of the hearing and learned of it from a neighbor. Ms. Canestro was not in the radius to be notified of the hearing.

**Ms. Canestro:** Asked that the Board take note of the following:

- Power washing of all vehicles (not just front line) was taking place at the property.
- Lights to face Merrick Road.
- Plum Trees need to be removed. Trees cause a hazard when exiting Wood and Bryan Avenue.
- Garbage cans should be within the perimeter of the property.
- Parking lot should be asphalt.
- Employee parking, and unsafe driving.

**Chairperson Greenwald:** Addressing the issue of the employee parking, and speeding would need to be directed to the Board of Trustees (BOT). The Planning Board has no jurisdiction on these matters.

**Ms. Emily Santous:** Discussed the matter of the asphalt. The plan is to put in drainage and asphalt the lot to remove the gravel. Lot is cleaned every day; the garbage cans need to be on the lot.

Discussion regarding garbage cans, and employee parking.

**Member Lowe:** Mentioned that residents may want to wait until the property is completed to see if the parking situation is corrected.

**Chairperson Greenwald** moved that the Board accept this application with the following stipulations which was seconded.

Stipulations:

1. Drainage and asphalt to be added to lot. Gravel is to be removed.
2. Plum Trees to be removed.
3. Pine Trees on the north side of the property is to be removed and replaced with Leland Cypress.
4. Lighting at the northeast side of the property is to be no higher than 17' with the base and must face south.
5. Adding 2 (two) 8 (eight) foot sections 4 (four) feet in height to the east and west side of the property.
6. Azaleas are to be in the front row and are to be maintained and replaced when needed.
7. Garbage cans are to be placed where they are not visible on the property.
8. No power washing is to be done on the property.

Motion carried:

5 ayes

0 nays

Meeting adjourned at 7:57