

## Planning Board Minutes

September 1, 2022

**Chairperson Stephen Greenwald** welcomed everyone to the September 1, 2022 meeting of the Amityville Planning Board at 7:01 P.M.

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

Other Attendees: 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 June 2, 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

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** representing the applicant. Application concerns a new single family home property is on the south side of Austin Avenue 450' east of Lake. 50' wide at the street, but its deep over 187' with a lot area of 9,364 125% of the requirement. Level in grade, no environmental condition and is not in a flood zone. Property is vacant and zoned residence "B."

Austin Avenue is 1 block extending from Bayview to Lake. The lot is narrow, you have across the street and two lots down a block industrial looking building, and you also have flag lots.

Applicant was approved at the July 21, 2022, Zoning Board meeting. Applicant is here on the architecture of the house. The house is traditional, colonial bay village architectural theme. Client has provided some samples.

Inaudible discussion of samples presented. Applicant had no color selection.

**Member D'Andrea**-asked to discuss lighting over the garage.

**Mr. Buzell** pulled up the plans said it would be fine to put lighting over the garage.

**Member D'Andrea** addressed lighting in the front of the house.

**Mr. Buzzell**-mentioned that there are three exterior lights, on the front of the house now. One on each wing of the garage, and one if you're facing it on the right side of the porch, which would be away from the nearest light on the garage.

Inaudible discussion regarding plans presented.

Planning Board members discussed with Applicant that rendering and samples need to be selected prior to the meeting. Mr. Buzell suggested that other issues with the property be discussed.

**Member D'Andrea** discussed placing a light over the portico.

**Member D'Andrea** mentioned the left elevation is over 30' long with only 3 small windows. Asked if more windows could be added.

**Mr. Buzzell**-We could add windows to that elevation. Normally you minimize the windows on that side of the house for sake of privacy on the house next door, but if we had to add.

Inaudible discussion

**Mr. Buzzell**-Discussed adding the windows being a judgement call, as some people would not want to look through the window and see other people. We could add a window, I couldn't tell you where it would be the architect would have to draw it. On the first floor on the left is a garage, so that's relatively easy, there's a lot of flexibility in that.

**Member D'Andrea**- discussed balancing out the number of windows.

**Mr. Buzell**-Most of the building the applicant does is in the town, and generally the town wants less windows on the side.

**Member Lowe**-Asked if the upper windows could be as big as the other windows that are up there.

**Mr Buzell** responded that some of the windows were bathroom windows. They end up being smaller by necessity.

**Member D'Andrea**- on the right elevation of the house the kitchen is on this side and placement of stove, hood, there is no opportunity to place additional windows. On the left side he does have some opportunity.

**Mr. Buzell**-the garage would be easy as there is nothing there and would not intrude on anybody's privacy because it is a garage.



landscape and other additions such as, additional driveways, pavers, and things of that nature. Larger deck on rear to keep swimming pool and spa out of the flood zone.

**Member D'Andrea** – Asked if it was a lift of the existing house.

**Mr. Cordova** – Correct.

**Member D'Andrea** – Now it is adding a four-car garage.

**Mr. Cordova** – We are proposing, given the fact that the house is being elevated we would have the main garage, essentially be used to store equipment under the house instead of on the property. Adding an additional garage in this case two, allows for easy access to move equipment between the seasons, instead of trying to maneuver it under the house.

**Member D'Andrea** – This would all be in the front of the house.

**Mr. Cordova** – Yes, being that there is no launch for the boat just jet skis. The idea was to put the boat through the front. The way the house sits on the property, it is difficult to get around and loaded through the rear.

**Chairperson Greenwald** questioned driveway usage (inaudible)

**Mr. Cordova** – Most of it would be driveway. We are going to have a single curb cut, instead of having two curb cuts. The proposed idea was to use the existing one and extend it.

**Chairperson Greenwald** – Questioned Building Inspector Breitweg regarding the percentage of lot coverage pertaining to the driveway.

**Building Inspector Breitweg** – Responded that because most of the space would be driveway that would be over the forty percent requirement.

**Mr. Cordova** – Exact calculations weren't done. Looking from the front yard, predominately more than forty. If its an issue, we can pull back.

Inaudible discussion regarding landscaping.

**Mr. Cordova** – We would have landscaping incorporated. More shrubbery and if there were a need to have more landscaping to permit the driveway.

Discussion regarding driveway exceeding 40%

**Mr. Cordova** – If that's not permitted, we would be willing to omit or modify.

**Member Nugent** – Looking at the east elevation, I see what looks like garage doors.

**Mr. Cordova** – Those would be the breakaway panels. Being the fact the house in a VE flood zone part of the FEMA design suggests having breakaway panels to deal with the wave action.

**Member Nugent** – On the west elevation you have breakaway panels. One has a door.

**Mr. Cordova** – We were looking to put a door for access to storage, instead of doing a cut into the foundation.





