

**Planning Board Minutes
June 6, 2019**

Chairperson Mia Jealous-Dank opened the June 6, 2019 meeting of the Amityville Planning Board at 7:00 P.M. and welcomed the public.

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: Bryan Donato, Building Inspector
Tracey Gronbach, Secretary to the Board
Catherine Murdock, Clerk/Treasurer

The Board and attendees recited the Pledge of Allegiance.

Chairperson Jealous-Dank introduced herself and named the current board members, Stephen Greenwald, Amanda Lowe, Colleen Nugent, and Mary D’ Andrea, alternate Townsend Thorn, Building Inspector Bryan Donato, and the new assistant to the Planning Board Tracey Gronbach and Catherine Murdock the Village Clerk/ Treasurer. The chairperson noted all applicants are hereby notified that any/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.

The first order of business is to make a motion to approve the minutes of the May 2, 2019 meeting.

A Motion to approve the minutes from the May 2, 2019 meeting was made by Mr. Greenwald seconded by Ms. D’Andrea.

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 T.O.C Architects as agents for George Cornell. Applicant seeks architectural review and approval of the proposed 335 sq. ft. second floor addition to the existing one and one-half story Single-family dwelling pursuant to Sections 24-6 A. (1) (h) of the Village Code. Premises located on the East side of Ocean Ave approximately 200 ft South of Grace Ct in a Residential A District known as 62 Ocean Ave a/k/a SCTM#101-9-7-9

Chairperson Jealous-Dank announced to the public Ms. D’Andrea would be recusing herself from hearing the first application, she has a conflict of interest with this application; Alternate Townsend Thorn will be voting on this.

James Zapka from Todd O’ Connell Architect, P.C. spoke on behalf of the application for **62 Ocean Ave.** He handed out color renderings to the board members. Mr. Zapka said that they are planning on doing a one-story addition above the west elevation of the already existing home. The addition will affect 3 sides and not the front of the home or the look from the street. Currently the home is a craftsman style cottage home, with the materials to match the existing home. There will not be any negative impact on the community from the front of the home.

Chairperson Jealous-Dank stated that you have submitted the plans, she noted that she didn’t see a site plan or planting landscaping plan. Mr. Zapka said that there will not be planting as there is no extending of the existing foundation, this will go directly above the footprint of the already rear one addition story the home already has.

Mr. Greenwald asked about the rear one-story addition that is currently on the home. Mr. Zapka stated that the home has a one-story addition on the rear back of the house that situated the kitchen and the dining room, and they are building directly above that footprint so that it will not affect any of the foundation of the home.

Ms. Nugent asked about the house having two chimneys as the house is now? Mr. Zapka states that there is a fireplace on the south elevation and the internal chimney will be removed, it’s for the boiler system and they are re-venting with direct vents systems for the heating system.

Chairperson Jealous-Dank asked Mr. Zapka to step aside and asked if anyone would like to speak for or against this application?

A Motion to approve this application made by Ms. Nugent and seconded by Ms. Lowe.

Chairperson Jealous-Dank stated application is accepted with the following Stipulations:

Stipulations:

1. Applicant must adhere to the plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector Bryan Donato and may require applicant to come before the Board again.
2. Applicant must obtain all necessary Building Permits.
3. Applicant must adhere to all Village, State, County and Local codes.

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

Motion carried: 5 ayes 0 nays

Chairperson Jealous-Dank said your application has been approved Sir. Good Luck

Application of Jennifer Felice. Applicant seeks architectural review and approval for the proposed Two-Story Single-Family Dwelling with Front Porch and Attached Garage pursuant to Section 24-6 A. (1) (h) of the Village Code. Premises located on the Southwest corner of the intersection of Griffing Ave and Grand Central Ave in a Residential A District known as 179 Grand Central Ave a/k/a SCTM#101-12-3-27

Ms. Jennifer Felice, 71 Grand Central Ave, spoke on her behalf for the application for 179 Grand Central Ave. She approached the board with color renderings and attached a copy to the easel for the audience to see. Chairperson Jealous-Dank said anyone could come up and look at the easel rendering while the board reviews their copies of the renderings.

Ms. Felice stated that she would like to build a new two-story single-family dwelling on the corner of Griffing Ave and Grand Central Ave.

Ms. D 'Andrea commented about the exterior lighting, she didn't see any on the rendering of at the garage, back door or the front door on the elevations, we would want to see the lighting in these areas.

Ms. Felice said the we will definitely have lighting they are on the building plans, but fixtures have not been picked yet and that is why they are not on the elevation rendering. There will be soffit lighting on either side of the front door on the porch, as well as lighting over the garage and at the back door.

Ms. D'Andrea also commented regarding details of garage door white trim looks to stop at the top of the stone ledge. Ms. D'Andrea doesn't think Ms. Felice would like it that way. Ms. D'Andrea thinks it would look better if continued all the way down the garage door instead of chopping it off and add lights above the garage doors. Ms. Felice said there would be two decorative lights above the garage doors. Chairperson Jealous-Dank said that she didn't see the lights indicated anywhere on the plans, so we would add that as a stipulation.

Chairperson Jealous-Dank questioned the landscape sketch, but you do not indicate what kind of plants are being used. Please describe for us what kinds of plants you plan on using. Ms. Felice said that a variety of hedges, small low laying shrubs and flowering rhododendrons and azaleas. The plants were not included on the site plan so that you could see the stonework on house.

Ms. Lowe questioned the rear patio on the west rear elevation, it looks a little small for the door size. Mr. Greenwald also added that the stairway also looks very narrow. Ms. Felice agreed that she would consider expanding the patio and larger staircase to include a landing with railings with decorative sides. Ms. Felice said that she would accept that consideration so that staircase fills the door so there is a landing. Ms. D'Andrea also asked about the rear elevation, the basket weave pattern on the staircase. Ms. Felice replied that is a PVC composite that will match the decking in a basket weave pattern.

Mr. Thorn questioned about the stone being on all 4 sides of the home because the plans didn't show that. Ms. Felice stated she didn't realize that the plans didn't show that and yes, the stone will be on all 4 sides of the home.

Chairperson Jealous-Dank asked Ms. Felice to step aside and asked if there was anyone that wanted to speak for or against this application.

Vernon Cooke, 192 Grand Central Ave, said that he met with Ms. Felice and has seen the Felice's current residence. They have done a fantastic job and he has no doubt that they will do a great job on this residence too.

Chairperson Jealous-Dank and Ms. Nugent thanked Mr. Cooke.

Ms. Nugent made a motion to accept with stipulations and Mr. Greenwald seconded.

Chairperson Jealous-Dank stated application is accepted with the following Stipulations:

Stipulations:

1. Applicant must adhere to the plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector Bryan Donato and may require applicant to come before the Board again.
2. Applicant must obtain all necessary Building Permits.
3. Applicant must adhere to all Village, State, County and Local codes.
4. Provide lighting at all entrance doors and garage.
5. Continue with the trim down to grade on the garage.
6. Small shrubs, Rhododendrons as shown on the site provided.
7. Will enlarge the staircase and patio with the rear elevation.
8. Stone perimeter on all 4 sides, as the owner has stated.

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

Motion carried: 5 ayes 0 nays

Chairperson Jealous- Dank said you are approved.

Continuation of Boulter Pfluger Architects as agents for Nassau/Suffolk Partnership Housing Development Fund (owners). Applicant seeks architectural review and approval pursuant to the proposed new one-story, F.E.M.A. compliant, one-family dwelling pursuant to Section 24-6 A. (1) (h) of the Village Code. Premises located on the north side of Bayview Place approx., 135 ft., east of South Bayview Ave., in a "Residential A" District known as 17 Bayview Pl., a/k/a SCTM# 101-12-5-65.

Chairperson Jealous- Dank welcomed project manager **Alicia Yabsley of Boulter Pfluger Architects, 12 W. Main St, Bayshore NY.** Ms. Yabsley stated that they have incorporated the requested changes from the April and May meeting. They added shutters to the home as requested. Some exterior windows were relocated on all four (4) elevations. Additional added shade trees as request to the front yard. The driveway placement was adjusted to allow for landscaping between the asphalt and the house.

Chairperson Jealous-Dank confirmed that Ms. Yabsley was taking about 17 Bayview. (The Blue house rendering.) Chairperson Jealous-Dank said I think you have complied with everything except the gravel walkway is now concrete. Ms. Yabsley said that the walkway was always hardscaped, and we did add the concrete walk in the rear.

Ms. D'Andrea said that she wanted to commend Ms. Yabsley, you had taken all our comments and incorporated them into a beautiful home now. Ms. Nugent also added that the home looks very nice. Mr. Greenwald and Chairperson Jealous-Dank both agreed that this was very well done and thanked Ms. Yabsley.

Chairperson Jealous-Dank asked Ms. Yabsley to step aside and asked is there anyone who would like to speak for or against this application.

Matt Redden, 154 S. Bayview Ave, he and his wife own the property behind the 17 Bayview property. Mr. Redden asked if there is going to be a fence or something dividing the properties. Chairperson Jealous-Dank asked if there are any plans for a fence? Ms. Yabsley confirmed that there are no plans for a fence. Mr. Redden stated that there is not a division of property, there are three lots on that corner and it is wide open. There is no division between his property and the rear of 17 Bayview Ave property.

Chairperson Jealous-Dank asked if Ms. Yabsley would object to putting in a fence? Ms. Yabsley said that the only concern with the fence, is that it would require taking down the rear trees which are on the property line to make room for the fence. This would be the larger trees the board asked to keep previously. Chairperson Jealous-Dank stated that we the board required that they keep the rear trees and we will not require them to put up a fence. If you would like one you're welcome to put one up on your side of property.

Chairperson Jealous-Dank asked are there any other questions or concerns?

A Motion to approve this application made by Ms. Nugent and seconded by Ms. Lowe.

Chairperson Jealous-Dank stated application is accepted with the following Stipulations:

Stipulations:

1. Applicant must adhere to the plans presented. Any plans that deviate from what is being presented tonight must be submitted to the Building Inspector Bryan Donato and may require applicant to come before the Board again.
2. Applicant must obtain all necessary Building Permits.
3. 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

Chairperson Jealous-Dank said congratulations on your first application.

Continuation of Bouler Pfluger Architects as agents for Nassau/Suffolk Partnership Housing Development Fund (owners). Applicant seeks architectural review and approval pursuant to the proposed new, one-story, F.E.M.A. compliant, one-family dwelling pursuant to Section 24-6 A. (1) (h) of the Village Code. Premises located on the southwest corner of South Bayview Ave. and MacDonald Ave., in a “Residential B” District known as 241 South Bayview Ave., a/k/a SCTM# 101-14-2-6.1.

Alicia Yabsley of Bouler Pfluger Architects, 12 W. Main St, Bayshore NY. Ms. Yabsley stated they have made the additional changes that were required and added the shade tree in the front yard. Only added one tree to the left side of the house because of the corner property, they looked in to adding a tree, but placement would have obstructed the view of traffic or having it hang directly over the house. They adjusted the windows on the side elevation and added the shutters. The landscaping will continue around house on all 4 sides. The garage plans will be changed so that siding will be redone to match the house and new light fixtures will be installed, as well as new garage doors. Updated the noting of the front door to be a Craftsman style door. Also added was some additional architectural details along the backside of the house, continuing the scalloping in the eave and returned the gable to give it more definition.

Ms. D’Andrea commented that the garage doors are 2 very large solid elements. She asked to consider putting some glass along, they are just very large white garage doors. Ms. Yabsley said that is a limitation of the rendering, they only have one garage door available in the program. We can change the color and that is about it. That will be chosen by the contractor, it will be similar to what is there now with the top glass panel. Unfortunately, the rendering program is what it is, and we have limitations.

Chairperson Jealous-Dank asked if anyone would like to comment on this application.

Joan Donnison, Bay Village Civic Association, asked about the Craftsman door she didn’t see it on the rendering. It not on the rendering it is specified on their drawings. Board members said that the Craftsmen door is on drawings. Ms. Yabsley wanted to clarify that what you see on the renderings will not be specific in the architectural plans.

A Motion to approve this application made by Ms. Nugent and seconded by Mr. Greenwald.

Chairperson Jealous-Dank stated application is accepted with the following Stipulations:

Stipulations:

1. Application applicant must stick to the plans discussed, any plans that deviate from what is being presented or discussed tonight must be submitted to the building inspector Bryan Donato and applicant come may have to before the board again.

2. Applicant must obtain all proper building permits once the plans are approved by Mr. Donato and applicant must adhere to all village and county codes.
3. The garage doors must contain some glass panels, as you have so indicated.

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 Ms. Nugent seconded by Mr. Greenwald.

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

Motion carried: 5 ayes 0 nays

Meeting adjourned at 7:31 pm.

Respectfully submitted:

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