

Planning Board Minutes September 5, 2019

Chairperson Mia Jealous-Dank opened the September 5, 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

Absent: Bryan Donato, Building Inspector

Other Attendees: Tracey Gronbach, Secretary to the Board

The Board and attendees recited the Pledge of Allegiance.

Chairperson Mia Jealous-Dank introduced herself and named the current board members, Stephen Greenwald, Amanda Lowe, Colleen Nugent, and Mary D' Andrea, alternate Townsend Thorn, and the Secretary to the Planning Board Tracey Gronbach. Our Building Inspector Bryan Donato is absent this evening. 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 minutes from the July 11, 2019 will be approved at next month's meeting.

Application of Brett Levin as Manager for Amityville Broadway, LLC. Applicant seeks Site Plan approval pursuant to the proposed re-design and re-construction of existing parking lot pursuant to Sections 24-16 (A)(4) of the village code. Premise located on the West side of Broadway approximately 200 ft. North of Oak Street in a "B1" Business District known as 216-222 Broadway a/k/a SCTM#101-3-5-11.

Brett Levin, Manager of 216-222 Broadway, spoke on behalf of this application. Mr. Levin said that he is here on behalf of the Amityville Broadway, LLC. owner of the 216-222 Broadway property. We are proposing to replace the existing parking lot that is at the rear of the property and are going to add drainage to the new parking lot. As part of the plan we would strike parking spots dedicated an area for garbage disposal and landscaping most notably

removing trees that are causing damage to the side of the building and or the parking lot. Currently the lot as it stands now quite a bit of a mess. There no drainage whatsoever and numerous potholes. There are no markings on lot and so it has created a disorganized in efficient and really not a safe enough parking lot. We would like to remove all existing asphalt back there and dispose of it off the site. We will install two 10 x 5' leaching pools with open inlet drains and put down RCA base and put down the New York State DOT 2" asphalt. Then we going are strike the lot for designated parking spot and designated disposal area. We feel this would really feel this would clean up the appearance of the lot. The trash as it stands now is all over the place and we had turnover in the apartments, some tenants did not treat well the building very well or nicely, hopefully that has been resolved. Going forward we think the designated dumpsters, which will improve the safety and functionality in the appearance of the lot.

Chairperson Jealous-Dank asked for comments from the board. Ms. Nugent asked if there is any lighting on the building or in the parking lot. Mr. Levin said that they did not plan on adding any lights to the parking lot. There is lighting on the rear of building but not in the parking lot. The board all agreed that it is very dark in the parking lot. Chairperson Jealous- Dank asked if Mr. Levin would add some lighting. Mr. Levin stated that there is not electric in the parking lot, there is electric at rear of the building we can put up some bright LED lights. I think that is a great idea. Chairperson Jealous-Dank asked for 2 lights on each corner. Mr. Greenwald asked if that will affect the quality of life for the tenants. Mr. Levitt stated that he will put lights on the side corners of the building, and he thinks it will improve the quality of life for the tenants. If it's that dark, he is worried the safety of his tenants. Mr. Thorn asked Mr. Levin are you a new of the property. Mr. Levin said that they bought the building in January of this year and are in the process of cleaning the property up. The building needed a lot of TLC, a new roof and updating the interior. The parking lot is major renovation, that could not be done in the winter months. And we took our time talking with many contractors to figure out the best plan for the drainage and parking lot. Ms. D'Andrea asked what are the requirements for handicap parking? Chairperson Jealous-Dank believes that there are handicap parking requirements in any parking lot. Has Mr. Donato our building inspector looked at these plans for the parking lot? Mr. Levin was not sure if Mr. Donato has seen these plans. Chairperson Jealous-Dank so you need some handicap spaces, and that is a formula it is probity one or two spaces.

Mr. Thorn asked regarding the dumpsters how many are there I saw five? Mr. Levin currently there two residential dumpsters, because of tenants moving out and the renovations. Tenants who were moving out did not put their trash in the dumpsters, so that will remove one of the dumpsters. And we have a deli that has one of their own, the florist and the bakery will share the other dumpster. There will be a total of 3 dumpsters all in one location so that we can

maximize the parking. And the garbage is not good for the quality of life for the tenants, we also didn't want the garbage truck blocking up the parking lot.

Mr. Thorn asked about the tree removal for the parking lot. Mr. Levin said that they plan on replacing some of the trees. The one tree is against the building and its bad for the new roof and pest reasons. And the other trees are bad because of their age the roots have gone into the parking lot, but we absolutely want to plant new trees that are better situated on the property. We are removing a total of six, we would eventually like to plant tree along the side of the property not touching the building.

Chairperson Jealous-Dank said there is no one to speak for or against this application, so will we dispense with that part of this. I move that we accept this application with the following stipulations:

- 1- We have the LED lighting at each corner of building illuminating the parking lot and rear entrances.
- 2- We add some handicap spaces.
- 3- The three dumpsters that are noted but not show will be shown on the plan.
- 4- The trees that are being removed will shown replaced on plan and noted what species that are.

The additional stipulations:

- 5- 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.
- 6- Applicant must obtain all necessary Building Permits.
- 7- Applicant must adhere to all Village, State, County and Local codes.

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

Motion is passed 5 to 0, thank you.

We have adjourned the approval of the meeting minutes to next month and the approval of last month's minutes also to next months meeting included in that is the approval of the Edria Parks application.

A motion to adjourn the meeting was made by Ms. Lowe seconded by Ms. Nugent and 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 7:11 pm.

Respectfully submitted:

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