

Planning Board Minutes
June 3, 2021
Zoom Video Call

Chairperson Mia Jealous-Dank welcomed everyone to the June 3, 2021 Zoom Video Call meeting of the Amityville Planning Board at 7:00 P.M.

Members Present: Mia Jealous-Dank, Chairperson
Mary D'Andrea, Member
Stephen Greenwald, Member
Amanda Lowe, Member
Colleen Nugent, Member
Townsend Thorn, Alternate Member

Other Attendees: Jacqueline Aissa, Secretary to the Board
Kerri Geiger, Secretary to the Board

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 May 6, 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 MARIA FINOCHIO: Applicant seeks architectural review and approval of an accessory structure to be used for storage and as a changing room pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the East side of Unqua Pl approximately 240ft South of Richmond Ave in a BB Residence District known as 26 Unqua Pl a/k/a SCTM#101-13-15-14.

Al Sutton, Architect of AM Sutton Architecture, P.C. 278 North County Road, Miller Place, N.Y. 11764 representing homeowner Maria Finochio, explained the details of the project. The homeowner would like to reinstate a prior cabana which was on the site for over 40 years that was destroyed by Super Storm Sandy. The

homeowner will adhere Planning Board stipulations set in 2018. The previous stipulations on the cabana were no kitchen, no air conditioning, no overnight guests, must put up lattice fencing to cover any piping on the South, East and West sides, and match existing roof that is on the main house.

The Board agreed with the Zoning Board of Appeals January 2020, which authorized an interior sink.

Ms. D'Andrea asked that pilings not be exposed.

Mr. Thorn requested that the air conditioning unit be removed from the plans and lattice fencing be put on all four sides of the cabana.

Mrs. Lowe suggested that since the air conditioner was going to be removed the window should be centered on the back of the cabana.

There were no comments from the public.

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

Stipulations:

1. All 2018 Previous Stipulations: No Air Conditioning inside the cabana, No kitchen, No overnight guests.
2. Install lattice on all four sides and staircase.
3. Center the window on the right of the glass sliding door.
4. Existing siding and roof must match the main house.
5. 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.
6. The applicant must obtain all proper building permits.
7. The applicant must adhere to all village, state, county, and local codes.

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 VINCENT FRANCO: Applicant seeks architectural review and approval of the proposed 1st and 2nd Floor Additions to an existing single-family dwelling pursuant to Section 24-6 A (1) (h) of the Village Code. Premises located on the Southeast corner of the intersection of Marion Rd and South Ketchum Ave in a BB Residence District known as 32 Marion Rd a/k/a SCTM#101-11-3-1

Mr. Franco spoke on behalf of his application and briefly explained the project.

Ms. Nugent asked for clarification on the two different styles of proposed siding.

Mr. Franco expressed that it is expensive to have all four sides the same type of siding, so he chose the expensive siding for the front of the house and the side of the house that faces South Ketcham Avenue (West). All siding will be the same color.

Ms. Nugent asked if the windows would have grilles in them.

Mr. Franco said that although the plans show grilles, there would be clear glass casement windows with no grilles.

Ms. D'Andrea pointed out that the plans show that there are several different styles and sizes of windows.

The Board agreed that the drawings are not reflective of what Mr. Franco plans to do to his home.

Chairperson Jealous-Dank stated that the drawings are not labeled sufficiently by Mr. Franco's Architect. Elevations and materials need to be labeled.

Ms. Nugent asked what was above the garage and what would the foundation be on the house.

Ms. D'Andrea stated that the window sizes are different heights, and the house has a lot of blue suggesting breaking it up.

Mr. Franco answered that decorative brick would be on the front foundation and white painted cinderblock would be on the other three sides of the house. Window trim and gutters will be white to break up the blue.

Mr. Greenwald asked if Mr. Franco had samples of the garage doors. He asked about the garage door in the backyard as well.

Mr. Franco replied that the garage door would be standard white and 16 ft wide.

Ms. Nugent asked what the front steps would be made out of and if there was a railing.

Mr. Franco explained that there were no railings needed on the front steps

Ms. D'Andrea pointed out that the Architect is showing railings in the front view of the plans.

Ms. Nugent asked what the back deck would be made out of and where would an air conditioning unit be stored.

Chairperson Jealous-Dank moved to adjourn this application by Mr. Franco and asked for the following:

1. All finishes on all elevations be labeled, even the existing conditions since this is an addition
 - a. Show and note the existing /new stone covering at the concrete base and/or the existing painted concrete block
 - b. Note the railings (existing or new) and their finishes; wood, wrought iron, etc
 - c. Note the sizes of elements for visual reference such as window sizes, garage door sizes, etc
 - d. Show dimensions on all elevations, widths and heights
 - e. Label elevations, front, north, Ketcham side, etc... up to architect/engineer

- f. Label small roof/cantilevered overhang at front elevation, label everything so we can interpret these drawings.
2. All elevation elements need to reflect what they are going to build
 - a. Window type, sizes and locations need to be labeled and must reflect the actual intended look such as the window grille style
 - b. Don't show window opening symbols, it's confusing
3. Reconsider the size of the gables or consider repeating the board and batten elements on the smaller gables similar to that shown on the largest gable to break up the monolithic nature of the Pacific Blue.
4. All finishes should be shown on the sample board – add the cultured stone and any other elements not included
5. Provide color rendering of front and side of house on street sides

Continuing:

Application of BH Realty Group LLC. Applicant seeks site plan approval for the proposed expansion of the facilities parking area pursuant to Sections 24-6A. (1) (b) of the Village Code. Premises located on the North side of Louden Ave Approximately 728 ft. West of Broadway in a Residential B District known as 81 Louden Ave a/k/a SCTM#101-2-2-2.

Robert Brown of Land Design Associates 350 Motor Parkway, Hauppauge, N.Y. 11788 spoke on behalf of BH Realty Group.

Robert Brown explained the Planning Board approved their plans in 2008 and 2017 and would like to proceed with the same exact plan, no changes.

Chairperson Jealous-Dank asked that since the previous plans were approved Avalon Bay and Brunswick Center have had new site plans approved, do their plans impact the 81 Louden Parking Area Expansion?

Robert Brown replied that that there is no impact to Avalon Bay and Brunswick Center. 81 Louden has a self-contained drainage system. The effort is to improve and update the parking and the drainage system and enhance the site with landscaping and lighting. Nothing will affect the adjacent properties.

Robert Brown also stated they are waiting on bids before going for building permits. They are hoping to begin late summer or early fall.

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

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 -aye
Stephen Greenwald -aye
Amanda Lowe -aye
Colleen Nugent -aye

Motion carried: 5 ayes 0 nays

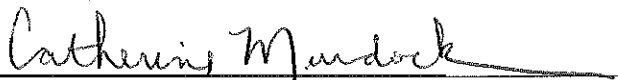
A motion to adjourn the meeting was made by **Chairperson Jealous-Dank** seconded by **Ms. Nugent**.

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 7:53 pm.

Respectfully submitted:



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