

**Planning Board Minutes
March 5, 2020**

Chairperson Mia Jealous-Dank welcomed everyone to the March 5, 2020 meeting of the Amityville Planning Board at 7:00 P.M.

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

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.

A motion to approve the minutes from our February 6, 2020 and the October 2019 meetings, was made by Chairperson Jealous-Dank seconded by Mr. Greenwald.

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

Motion carried: 5 ayes 0 nays

The first application was the continuation of **399 Country Line Realty, LLC**. heard last month at the February 6, 2020 meeting.

Application of 399 County Line Realty, LLC. Applicant seeks architectural review and approval of the proposed additions to an existing medical facility which includes a new 7,530sf dialysis center pursuant to Sections 24-6 A. (1) (b) of the Village Code. Premises located on the North side of Loudon Ave approximately 129ft. East of County Line Rd. in a "Residential B" district known as 101 Loudon Ave also known as SCTM# 101-2-2-1.2.

Chairperson Jealous-Dank stated that The Board had made suggestions for them to come back with a landscaping plan and sample finishes. The board asked to relook at the elevations in regard to the new dialysis center.

Brendan Mooney, Cullen Dykman LLP, 100 Quentin Roosevelt Boulevard, Garden City, spoke on behalf of this application as well **Willie Zambrano and Daniel Burrenechea** from Zambrano Architectural Design, LLC.

Mr. Mooney addressed the board and stated that 330 County Line Realty has bought a sample board and a landscaping plan. He asked if the board had any questions for him, if not he was going to turn the meeting over to Mr. Burrenechea to answer the question pertaining to the samples and elevations.

Mr. Burrenechea stated they are going to use a colorful selection of materials, rather the use of extensive amount of glass on the dialysis center. Different from the main building, this will be a compulsive made of aluminum with a gold finish metal shingle, a reflective surface. He stated exterior finishes are consistently metal and the reflective tile perhaps is the shiniest of the objects on the outside. Well we wanted to give a little bit of color into the reception area and the interior a little more neutral. The roofing is going to match the existing grey color as with the shared building, and also the brick is going to match the exiting color. The Dialysis Center will have two different textures of the reflective surface that will go in a random subway pattern. And the signage will be a free-standing edge in black. And as for the landscaping it will be one kind of tree that does not grow to be very large.

Chairperson Jealous-Dank thanked Mr. Burrenechea for his presentation and asked the board if they have any questions.

She made a motion to accept this application, with was seconded Ms. D 'Andrea.

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

Motion carried: 5 ayes 0 nays

Chairperson Jealous-Dank said congratulations your application has been approved with flowing stipulations:

Stipulations:

1. The 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, Mr. Donato, and may require applicant to come before the board again.
2. The applicant must obtain all proper building permits.
3. The applicant must adhere to all village, state, county, and local codes.

Application of Amity Center LLC. Applicant seeks architectural review and approval of the proposed façade alterations to the existing building pursuant to Section 24-6 A. (1) (g) and 183-85 of the Village Code. Premises located on the Northwest corner of the intersections of Merrick Road and Broadway in a “B-2 General Business” district known as 144 Merrick Road also known as SCTM# 101-7-4-16.

Mario Vergara, Architect, 200 Jericho Turnpike, Floral Park, spoke on behalf of this application. The owner of the building wishes to update the facades of this existing building located on the corner of northwest corner of Merrick Road and Broadway. Specifically, the facades facing the Merrick Road and Broadway. The existing facades consist of a numerous amount of store front designs and colors, different bulkhead types and heights, a myriad of different signage, tenant signage, siding, and canopies. We are proposing to do is to have a more cohesive approach. They would like to replace the current stone with the sample that was provided, which would allow not only to change the piers that are currently there to also provide a consistent bulkhead height throughout the facades as a base for the store fronts. With all the same design bronze anodized, clear windows. The existing brick will remain but painted in the masonry grey color. They also want more consistent tenant signage, the signs will be the same size, approximately two feet high by eight feet long, and will be lit by gooseneck lights. We have provided the samples of the catalog of those lights, as well as a catalog of the bronze.

Chairperson Jealous-Dank thanked the applicants for undertaking this renovation. She feels it will be a big improvement on that corner. The Board and The Village appreciates the renovation.

Ms. D' Andréa stated that she is absolutely thrilled, that they willing to do anything on that corner. Her concern is the combination of the stone with the brick. She feels all brick would be better to coordinate with the ER Doc's building across the street. She is opposed the stone and brick. Her thought is that it is going to look like the sports store, across the street on Merrick Road, which is not successful at all. I find it very unattractive. Something you want to consider, is the look of the ER Doc's building. There is a large space between the top of the windows and the roof. You also have it here but looks a little un-proportional. What if you put a band across the bridge area then mounted the gooseneck light fixtures? Would that be something you might consider, possibly increasing or maybe adding a crown molding along the top.

Phil Sonzone, Applicant, Co-Owner, 11 Knell Drive, Massapequa Park, said that they are not opposed to the decorative aspects suggested, they had considered replacing the brick but concerned about the structural issues. We have tenants and leases in place; and the job will be phased along as the tenants leave. The decorative stuff would be done after the building is finished. And are not sure what is happening with the Revolution bar on the corner. They had asked him to neaten up his store front. The plan was not to wrap anything around the whole entire building at this time.

Chairperson Jealous-Dank asked why are you coming before The Board to present this entire thing if you are not planning on doing it all at once? You should present us with a phased plan showing the stages. What we are seeing is something that we are expecting is going happen at one time. You are going to get a building permit, then you are going to go ahead with all the work. If that is not the case, then you really need to present a timeline because we are going to approve or disapprove this as an entire project.

Mr. Vergara stated the logic was this is contingent upon the leases. And it would be done at various lengths. The plans are to give the board an understanding of what the end result will be at the end of those leases. There is a legal aspect to this, we cannot do work on that particular store front until those leases are negotiated. We have an issue here because this is something long term in terms of many years out where all those leases come up. We are trying to get The Board idea of what this will look like as we phase across the years.

Chairperson explained that The Board is here to approve what is going to happen immediately. Not something that is going to happen in the many years to come when the leases run out. We do appreciate that you are trying to upgrade, but the piecemeal nature of this raises a red flag

for us. If you can come to the board with a timeline, planning out these changes based these leases in the next year.

Mr. Vergara stated that most of project will be done with the exception of the bar, which is the corner property on Merrick road and Broadway. The Bar (Revolution) has their own signage right now so we can clean up the rest of the building and then get him to eventually have him follow so the building will be cohesive.

Chairperson Jealous-Dank asked to confirmed that are multiple tenants and a couple of vacancies. Is there a vacancy on Merrick or just the one at the end on Broadway? The only part that will not be completed at this point in time is the corner bar correct?

Mr. Sonzone said that is correct we can work on the vacant store fronts and one will vacant in the next month. The only one we cannot work on is bar, because has blacked out work windows and tables. The bar is our anchor and his lease has options with timing.

Many board members voiced concerns that updating the façade of 3 or 4 store fronts but leaving the bar the way as it now will not look right. And the uncertainty of timing when the bar building can be done. The concern is that by leaving the bar the way it is that the building will look worst then it is currently. Chairperson Jealous-Dank said The Board's fear is that when you finally get to renovate where the bar is you are going to have renovate the whole building again depending on the timing.

Mr. Sonzone is hoping that if they start the updating the other store fronts that they can put pressure on the bar owner to let them repaint the store front. It was the bar owners responsibility to take care of that area of the building.

Anthony Lugano, Co-Owner, 51 Laurel Drive, Massapequa Park, said that if we paint the whole top façade and continue that all the way around, it still would get painted above where Revolution is. Then everything to the right and left of Revolution up to where their siding, would be changed. So Revolution would look different. Everything else would be brand new, but the grey paint on the top can still get carried around the whole corner. The whole top portion would get painted gray and that will wrap around the building and end at Revolution siding which ends at each one of the stone pillars.

Mr. Greenwald asked in regards to the signage and the awnings at Revolution. With painting the top of the façade are you going to change the signage and awnings for Revolution at the time of changing the rest of the building or is the plan to leave bar signage and awnings the way there are currently?

Mr. Sonzone said that the plan is to leave Revolution's signs and awnings. Again he is our anchor for the building and we don't want to push too hard. They are not sure what is under the ship lap that on the front of Revolution and that he has the smaller blacked out windows and it may hurt his business if they try to renovate.

The board agreed that they need to explain to owner of Revolution what plan is and see if he is on board, so that they can get the approval from the Planning board.

Mr. Greenwald suggested that that maybe a way to redesign that one area to tie in with what you want to do for the rest of the building with how the windows are set on Revolution and maybe have that consistent on the front elevation on the Merrick Road . Mr. Greenwald said the he likes the plan for the building. I think it's great. I love the lighting, the signage. Love it all. I understand that there are structural issues going on with whatever's behind the windows in Revolution. But the windows are not terrible on the Broadway side of Revolution. If they were consistent all the way around Revolution.

Ms. D'Andrea I'm just trying to figure out how we can get what you want and what we as the Board and the Village want and to have everything look nice. I think it's going to be very difficult to start and stop since Revolution is corner and the main focal point. What you would take that corner area and raise that point area up so it's higher than the rest of the adjacent buildings and that's treated almost as a special design phase. It might not look as bad. I would think that you would be able to do that easier. And then least it was a breaking point.

Mr. Greenwald I agree with what Ms. D' Andréa said that is treating the Revolution as almost a separate entity, but tying the design to want you to do for the rest of the building. So that something can be done on a more time sensitive.

Chairperson Jealous-Dank thought that these were great suggestions and suggested that The Board not rule tonight and extend the application until next month. The Board asked to have them come back with phase one and phase two plan. Phase One being the non-Revolution portions and Phase Two being the Revolution portion. And come back with some other options because this we wouldn't approve it tonight. There are too many questions, and I think you should take the opportunity to talk to the tenant and see if they might be willing to come on board now. And if they're still resistant, then then I think that the board had some great suggestions and you should explore them.

Mr. Greenwald mention the design like on the Broadway side, that he is got stuff on the other side of those windows so you could not put the full plate glass windows in like you want. I don't know if you actually want that in a bar. Be a little dangerous. But if you can come up with some kind of design keeping those windows, but something that would just matched the rest of the facade that you want to change. So that would tie in together and would not have the tenant

have to renovate the inside. That's not something that they're looking to do right now. If you can make it consistent like on the Broadway side, on the Merrick Rd roadside. It's work with inside of Revolution not disruptive to what he has and then tie in with the design that you'd want to do for the rest of the building. It probably would move it faster for you, and increase the value building. It's a win-win that the building is going to be renovated for everybody, for your tenants, you to rent and also for the Village. Thirty thousand cars go up and down that corner every morning and every afternoon. It's a focal point for the Village and we are very anxious.

Chairperson Jealous-Dank the board would like to see something that separates Revolution from your proposed renovations currently, we feel if you leave Revolution as part of the renovation it will be an eyesore. In our opinion and we would like you to visually separate Revolution from your renovations.

Chairperson Jealous-Dank said it's your option if you'd like to adjourn until next month. Or if you'd like us to vote on it now, I would suggest you adjourn till next month and come back with some suggestions that we have made.

Mr. Thorn asked that there should also be a timeline. I mean, the Village has had so many instances where people were supposed to do things they just never did.

Chairperson Jealous-Dank rehashed the Board's suggestions of the band of brick at the top to separate the corner out, the window replacement suggestion made by Mr. Greenwald and the timeline. These are all things to consider in the adjournment.

Mr. Vergara thanked the board

Chairperson Jealous-dank moved that we extend this application until next month. She concluded the meeting.

A motion to adjourn the meeting was made by Chairperson Jealous-Dank and seconded by Mr. Greenwald.

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

Motion carried: 5 ayes 0 nays

Meeting adjourned at 7:48 pm.

Respectfully submitted:

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