

**Planning Board Minutes  
July 9, 2020  
Zoom Video Call**

Chairperson Mia Jealous-Dank welcomed everyone to the July 9<sup>th</sup>, 2020 Zoom Video Call meeting of the Amityville Planning Board at 7:05 P.M.

Members Present: Mia Jealous-Dank, Chairperson  
Mary D’Andrea, Member  
Colleen Nugent, Member  
Stephen Greenwald, Member  
Amanda Lowe, Member

Other Attendees: Tracey Gronbach, Secretary to the Board

Absent: Townsend Thorn, Alternate Member  
Bryan Donato, Building Inspector

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 the June 18<sup>th</sup>, 2020 Zoom Meeting was made by Chairperson Jealous-Dank by 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

The first application was the continuation of Art-of- Form originally heard at the May and June meetings.

**Application of Art-of-Form Architects as agent for owner Vincent Tomasino.** 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 East side of Broadway approximately 129 ft. South of Union Ave in a B-1 Business District known as 187-191 Broadway a/k/a SCTM#101-5-8-28.1

**Raymond Caliendo of Art-of-Form, 159 Broadway, Amityville,** spoke on behalf of this application. Mr. Caliendo addressed The Board's the concerns from the few last months. They made changes to the building architecturally to match the buildings across the street with the dental trim and the corbels. They are also adding the metal awnings over the storefront's doors.

**Chairperson Jealous-Dank** asked if Art-of -Form would copy the witch's hat peak on the north adding it to the south side of the building. Mr. Greenwald and Ms. D'Andrea also agreed with copying of the witch's peak on the side building.

**Joan Donnison, Bay Village Civil Association,** asked about the signage and the lighting above the signage. Will each sign be approved separately or all at one time?

**Mr. Caliendo** stated that the signs will be white with black lettering and gooseneck lighting over the meatal awning for each storefront. They will all have the same look

**Chairperson Jealous-Dank** said that all signs applications should be filed and will be approved separately.

**Ms. D'Andrea** said that she was very happy with the new design and loves the corbels and the dental trim. It really fits in with the charm of the Village. She asked when do plan to start the construction? Mr. Caliendo said that would like to start as soon as they can get a building permit.

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

Stipulations:

1. The applicant will add a Witch's Peak to the southside to match the northside of the building. Please send the final elevation to our Secretary Tracey Gronbach for The Board's review.

2. 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.
3. The applicant must obtain all proper building permits.
4. 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
	Colleen Nugent	-aye
	Stephen Greenwald	-aye
	Amanda Lowe	-aye

Motion carried:                      5 ayes                      0 nays

**Application of William Bogue.** Applicant seeks Architectural Review and approval of the proposed 12x20 accessory structure with 8x12 roof overhang pursuant to Sections 24-6 A. (1) (h) of the Village Code. Premises located on the West side of South Ketcham Ave approximately 194 ft. south of Hamilton St in a Residential BB District known as 187 South Ketcham Ave a/k/a SCTM#101-11-1-27.

**William Bogue, 187 S. Ketcham Ave,** Amityville, spoke on behalf of this application. Mr. Bogue stated that his about property about a half-acre which borders the canal and the water. He would like to build a shed with roof with an overhang. This started as a COVID-19 project since his father and friend is out of work. The shed will be used to store tools and a lawn mower in the front half of the shed and the back half will have a concession stand window with a countertop. The shed will be sided with a white poly-composite stone on the bottom and the top will covered with a poly white siding that came be painted if he decides that wants to paint his home.

**Ms. D’Andrea** questioned about a covering for the window and countertop, and will there be a lock on the shed? She had designed something like for a family member on Ocean Ave. She recommended that he put some kind of lighting on either side of the door also.

**Mr. Bogue** said that he was open to suggestions from The Board and that nothing has been set and he is still deciding, the plans are were more of an idea, he would do what the board suggested.

**Chairperson Jealous-Dank** said that are some uncertainties in the plans and we need a more specific plan. She asked that Mr. Bogue come back next month with more defined plan for the

board to approve. The board needs to approve an actual defined plan. Please have your plan be more what will done and not as you will see as we build it.

**Mr. Bogue** asked if the board could approve some kind of structure, so he could start building and not have to wait to start working on the until next month.

**Chairperson Jealous-Dank** and The Board confirmed that no building could start at this time; you need to have a more confirmed plan with an approval from this board in order to start this project. She moved that this application be adjourn to next month.

**Chairperson Jealous-Dank** asked if anyone would be opposed to the hearing the next two applications together, they are both for Security Dodge. The Building Inspector Bryan Donato agreed. He did state that there would have to be separate votes for each application in the end, whether it is an approval or denial.

**Application of 339 Merrick Road Realty LLC.** Applicant seeks site plan approval and architectural review of the proposed Automotive Service Facility pursuant to Sections 24-6 A. (1) (b) and 24-6 A. (1) (g) of the Village Code. Premises located on the South side of Merrick Rd approximately 362 ft. East of Bayview Ave in a B-2 Business District known as 339 Merrick Rd a/k/a SCTM#101-10-3-6

**Application of 335 Merrick Road Realty Corp.** Applicant seeks site plan approval for the proposed parking lot pursuant to Section 24-6 A. (1) (b) of the Village Code. Premises located on the South side of Merrick Rd approximately 200 ft. East of Bayview Ave in a B-2 Business District known as 335 Merrick Rd a/k/a SCTM#101-10-3-5

**Emily Santosus, Security Dodge, Merrick Rd and Harold Gebhard, Architect, 363 N Wellwood Ave, Lindenhurst, NY** spoke on behalf of this application.

**Mr. Gebhard** stated that the properties are located in a business two zoned district on Merrick Road. He said the properties have been vacant for a while and that they would like to utilize them for a one-story automotive service center and adjacent parking lot. The lots size is 19,293 square feet and the automotive building is 5,294 square feet of the property. The proposed one-story building will alleviate traffic at the main building by being used for oil changes, tire rotations and minor short-term auto repairs. The parking lot will serve as overflow for cars that are waiting for parts to come in, it will be overnight parking in the southwest of the lot. The buffer will consist of a white 6-foot PVC fence with large trees on the southeast side.

The board asked about the lighting on the Merrick Road, they would like to match what Stop & Shop has. **Chairperson Jealous-Dank** stated that there were many discussions about the having the right lighting at Stop & Shop for many years prior. The board would like to have the

matching the gooseneck lighting that Stop & Shop has, along the Merrick Road side of 339 and 335 Merrick Road.

**Mr. Thorn** asked if there was going to be any signs on the building and what is the name of the building? He also asked about the driveway in and out only having one entrance. Is there going to be a No Left-Turn Sign? **Ms. Santosus** stated that will be a sign on the building above the bays of the garage “Express Lane” (can be seen on the color rendering). **Ms. Santosus** also said that the passed tenant did not have No Left-Turn Sign. The Board agreed that there should be a No Left-Turn Sign like Stop & Shop has. It would make for a very dangerous situation crossing over three lanes on going traffic. **Chairperson Jealous-Dank** said that will be a stipulation.

**The Board** all agreed that they are worried about the sound coming from the “Express Lane Building”. **Mr. Gebhard** stated there will be a mechanical system in the gabled roof elimination some of sounds from building. **Chairperson Jealous-Dank** said the bay doors will be open all day (seven days a week) and loud noises will be heard, there should be a landscaping buffer to break the noise. The rendering and the stie plan does not show the landscaping buffer very well. **Mr. Gebhard** said that the site plan shows a double row of six-foot Leyland Cypress trees up against the residential property. **The Board** agreed that the landscaping plan needs to be revised. The is not enough of a barrier on the residential side, it looks only have a five-foot and should be a ten-foot barrier based on the zoning requirements. **Ms. Santosus** said that the five-foot buffer will be the southwestern part of the parking lot that will house customer’s cars that need to be serviced that are waiting for parts. **The Board** is concerned about the residential area being so close to this area, the noise, and also the twenty-five-foot lights will shine into the residential development. **The Board** all agreed that the buffer and the lighting need to be changed in that area. **The Board** also said that the Merrick Road berm needs to be revised, to conceal the parking lot look. Stop and Shop has a hedge which covers the look of their parking lot. There will be five feet between the Express Lane building and the Stop & Shop, **Ms. Santosus** stated that they will look to see if there is something that can be done on the east side (backside) by Stop & Shop.

**Pat Squicciarini, 20 Bedell Place, Amityville, NY**, thanked The Board for doing their due diligence and expressed her concern about sounds, smells and the lighting coming from the Express Lane building. **Ms. Squicciarini** asked does The Village have code enforcement with a sound meter to check sounds in the Village? **Mr. Donato** stated that The Village does not have enforcement, but we have recently reached out to The Town of Babylon for help with a sound complain The Village had. **Mr. Donato** said that the Village can partner with other Municipalities to help with the sound issues. **Ms. Squicciarini** said that she would like the residential neighbors to feel like the live-in residential area and not in a commercial zone.

**Ms. Santosus** asked if there is a number based on sound decibel code limit. **Chairperson Jealous-Dank** thought that was a really good question for the Village, she also asked **Mr.**

**Donato** does the Village have something in the code book in regard to this question. **Mr. Donato** said that Chapter 114 of The Village Code does have a noise ordinance, but he was not able to quote it at this time. **Mr. Donato** said he would research it and address it with The Board with the answer.

**Christine Umpa, 30 Bryan Ave, Amityville, and Joan Donnison of the Bay Village Civic Association**, also expressed their concerns on the sounds, buffer and lighting. **Ms. Donnison** also asked if the Etna Court gate was going to be used to shuffle car in and out of the parking lot at the 335 Merrick Rd location. **Ms. Santosus** said that gate is only for emergency gate for the fire department access.

**Diane Mellish, 22 S Ketcham Ave, Amityville, NY**, also mentioned the berm on Merrick Rd be changed to cover the parking lot better.

**Chairperson Jealous-Dank** motioned that The Board would the Applicant to come back next month with following stipulations.

Stipulations:

1. Applicant needs to submit a detailed lighting plan, please include all specs of the lighting on the building, around the parking lots and the gooseneck lighting on Merrick Rd. Please be aware of the gooseneck lights on Stop & Shop east side of the Express Lane service building. Please be sensitive that is the entrance to The Village and The Board would like to continue that look. Also show the height of the lighting on the residential side.
2. There should be a No Left-Hand Turn Sign, please work The Village's Department of Public Works and the Building Departments to make this happen.
3. Height of sound buffer needs to be higher and wider on the southern residential side of the property. The Merrick Rd side barrier should have more height and not for sound but to cover the parking lot and the cars.
4. Applicant needs to submit a revised Landscaping Plan.
5. The fence on Etna Court is only for emergence use, no cars should be shuffled in or out of this gate. The new six-foot PVC on the multiple family residential should be continuing on the single-family side too.
6. Expand the 5-foot barrier to a 10-foot Leland Cyprus barrier on residential side.
7. Applicant should submit a rendering of east elevation buffer by Stop & Shop other than just the back side of the building by adding landscaping.
8. Please work with the Building Department on the Sound Decibel Code mentioned in Chapter 114 of the Village Code book.

**Chairperson Jealous-Dank** said that does conclude our meeting for tonight. Do we have a motion to adjourn?

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

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

Meeting adjourned at 8:44 pm.

Respectfully submitted:

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