

Planning Board Minutes
November 5, 2020
Zoom Video Call

Chairperson Mia Jealous-Dank welcomed everyone to the November 5, 2020 Zoom Video Call 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: Jacqueline Aissa & Tracey Gronbach, Secretary to the Board
 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.

Chairperson Jealous-Dank informed that 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 October 5, 2020 Planning Board Minutes.

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 motioned to approve the written resolution regarding Avalon Bay Planning Board approval.

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 stated “We, the Board, are considering reviewing the previously denied Security Dodge application. If we decide to review it, we will add it to a future agenda”.

The first application was the continuation of 152 Sterling, which was originally heard at the October meeting.

APPLICATION OF KURT NITZSCHE. Applicant seeks Architectural Review and approval of the proposed detached garage with roof over patio pursuant to Sections 24-6 A. (1) (h) of the Village Code. Premises located on the South side of Sterling Pl approximately 550ft West of Burch Ave in a B Residence District known as 152 Sterling Pl a/k/a SCTM#101-3-3-6.

Kurt Nitzsche, 208 Leonard Street North Bellmore, spoke on behalf of his application. Mr. Nitzsche stated that he believed he was able to incorporate the comments from the October meeting in his new proposal, which included changing the front vinyl siding of the garage with cedar shingles and adding detail to porch and posts.

Mr. Townsend agreed the changes were an improvement, but felt the soffit returns on the garage should be changed to a traditional box return to match the style of the existing home.

Ms. D’Andrea stated that lighting needed to be added. **Mr. Nitzsche** replied that carriage lighting is proposed on both sides of garage door and lighting will be above door as well.

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

Stipulations:

1. Change the proposed “Pork Chop” eave returns to “Traditional Box” eave returns.
2. 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.
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

The next applications were modifications to existing approvals:

APPLICATION OF JAMES BOULER AS AGENT FOR OWNER RICHARD FALAYE. Applicant seeks to modify a previous approval for the façade alterations to an existing building in accordance with Section 24-6 A. (1) (g) of the Village Code. Premises located on the North side of Merrick Rd approximately 118ft West of Bayview Ave in a B-2 General Business District known as 300 & 306 Merrick Rd a/k/a SCTM#101-8-1-19 & 101-8-1-17.2

JAMES BOULER, Boulter Pfluger Architects, P.C. 85A East Main Street, Bayshore, N.Y. 11706 spoke on behalf of this application. He explained that he added Stonehenge, stone water table, in platinum rose veneer at the base of the existing single-story building. The same is proposed for the building located at 306 Merrick Road.

Chairperson Jealous-Dank asked Mr. Boulter if he and the client understood that they needed to come before the Board for revisions and make the building inspector aware of any changes. She recommended removing the top stone and adding a visual element where the two materials meet.

Mr. Boulter apologized and stated it was not in ill intent. The client was dislocated from his space and they rushed to get that building complete. He felt the stone was a nice addition that the client could afford to add after initial construction.

Ms. D'Andrea agreed and recommended that the top piece of stone should be replaced with a transition ledge between the two materials. A blue or gray stone ledge would be best there, white is not recommended. A ledge or transition would also prohibit water from seeping between the two materials since they are currently on the same plain. **Chairperson Jealous-Dank** agreed. **Mr. Boulter** was not opposed but could not commit to anything without discussing the recommendations with his contractor.

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

Stipulations:

1. The applicant must submit a new profile detail of a transition piece or ledge between the stone and siding. This must be approved by the board before construction of 300 Merrick Road. This transition ledge is to be applied to the existing façade at 306 Merrick Road and also at 300 Merrick Road if the contractor can remove the existing to install the ledge.
2. 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.
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 AMITY CENTER LLC. Applicant seeks to modify a previous approval for the façade alterations to an existing building in accordance with Section 24-6 A. (1) (g) 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 Rd a/k/a SCTM #101-7-4-16

Phil Sonzone, Sunrise Contracting ,577 Broadway, Suite C, Massapequa, NY 11758, spoke on behalf of this application. He explained the initial application worked around the theme of his tenant, Revolution. Now that Revolution has vacated the space, he wanted to change the façade to match others in Amityville. He would like to complete façade before the weather prohibits such.

The Board pointed out a few discrepancies in the plans submitted as the original submittal indicated more light fixtures and changes in overall building height.

Mr. Sonzone stated that the lights were already installed and that there are 3 lights, which would be above each sign. He will submit new plans with the correct building height and height of lights.

Chairperson Jealous-Dank asked if the parapet was going to be raised all around the building.

Mr. Sonzone clarified that the one proposal had a 30” parapet just at the corner. It will have a 12” crown molding that is not ornate.

The Board expressed concerns over the color scheme and the vast amount of proposed China White (color) that is proposed for the large corner façade. **The Board** asked Mr. Sonzone to bring in samples for the Board to view in person.

Joan Donnison, President of the Bay Village Civic Association also expressed concerns over the large white façade of the Revolution building.

Due to weather considerations, **The Board** agreed to allow the stucco application to the façade and will approve the stucco colors after their review.

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

Stipulations:

1. Supply Planning Board with samples to approve before proceeding with construction/alteration.
2. Provide dimensions of building with proposed signage and existing lighting before proceeding with construction/alteration.
3. Provide detail of parapet before proceeding with construction/alteration.
4. Stonework on the lower part of building can be finished
5. Signage must be uniform in size, shape, and color
6. 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.
7. The applicant must obtain all proper building permits.

8. 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 NOLAN J. LAUTERBORN. Applicant seeks architectural review and approval associated with the elevation of an existing dwelling with addition of 2nd story in accordance with Section 24-6 A. (1) (h) of the Village Code. Premises located on the North side of Shore Rd approximately 270ft West of Central Ave in a B Residence District known as 51 Shore Rd a/k/a SCTM#101-13-1-5

Nolan J. Lauterborn spoke on behalf of his application. Mr. Lauterborn stated he was approved by the Zoning Board to construct the proposed residential home with a raised foundation. He described his proposal as according to the renderings he submitted.

Ms. D'Andrea expressed concerns Pointed out a few discrepancies in the plans submitted as the original submittal indicated more light fixtures and changes in overall building height. Ms. D'Andrea felt the details in the design needed more attention. She suggested a metal standing seam roof over the front porch as well as a transition frieze board to tie in the porches.

Mr. Thorn suggested the attic material be a HardiePlank instead of wood as wood would need to be maintained and painted. He also suggested the back steps be coated in plastic. Mr. Thorn asked if Mr. Lauterborn is keeping the existing garage that is shown on the plans.

Ms. Nugent pointed out that on the renderings the driveway appears to extend all the way towards the front door of the house and suggested that an apron or other design elements be used to define the front entry.

Mr. Lauterborn explained the lighting will be recessed in the eaves and that he plans to side the existing garage the same as the house.

Chairperson Jealous-Dank requested that the Applicant come back next month with revised plans reflecting the changes discussed, as listed below.

Ms. Nugent and Ms. D'Andrea agreed that the structure needs to be adapted and changed to work better with the existing home.

Recommended Revisions:

- 1- Landscaping plans that show base greenery
- 2- Location and details of A/C Units, including lattice used to conceal/enclose platform
- 3- Elevations should include lighting
- 4- Duplicate 2nd floor columns on 1st floor
- 5- Show white window trim on elevations and renderings
- 6- Provide a transition between the driveway and the Garage/front door to improve main front entry

- 7- Show detached garage in elevations with lighting and any new materials
- 8- Provide a transition frieze board to tie in balconies
- 9- Consider a standing seam roof on front porch overhang
- 10- Add lattice at exterior open stairs to enclose under-stair area
- 11- Updated Plans

APPLICATION OF ALEX & ERIN GONZALEZ. Applicant seeks architectural review and approval associated with maintaining an outdoor deck and dining area in the rear of an existing restaurant in accordance with Section 24-6 A. (1) (g) of the Village Code. Premises located on the West side of Park Ave approximately 108 ft. North of Ireland Pl in a Historical district known as 178 Park Ave a/k/a SCTM#101-5-2-23.

MR. GONZALEZ, 18 Meadow Lane, explained he built the outdoor dining area, with permission from Mayor Siry, during the Covid-19 pandemic as way to keep his restaurant open for public dining.

The Board discussed the application and concluded that they will grant a temporary approval, as the structure has already been built and is intended to help keep the business open during the Covid-19 pandemic. It was noted that the enclosed deck structure is currently taking up 2 parking spaces, impacting the sidewalk, and impacting the exit to one apartment.

Paul Cozzani, 176 Park Avenue, stated that he was opposed to maintaining the structure as he believes a portion of the structure was constructed on his property. However, he had no objections to the Board’s suggestion for a temporary approval.

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

Stipulations:

1. The Application be approved on a temporary basis and must be revisited in April of 2021 if the applicant would like to continue using the space.
2. Prohibited the blockage of any other parking spots for outdoor dining related use
3. 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.
4. The applicant must obtain all proper building permits.
5. 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

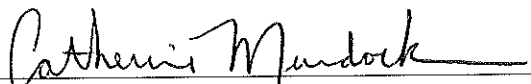
A motion to adjourn the meeting was made by **Chairperson Jealous-Dank** seconded by Ms. Nugent.

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

Motion carried: 5 ayes 0 nays

Meeting adjourned at 9:00 pm.

Respectfully submitted:



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

