

**Planning Board Minutes
September 3, 2020
Zoom Video Call**

Chairperson Mia Jealous-Dank welcomed everyone to the July 9th, 2020 Zoom Video Call meeting of the Amityville Planning Board at 7:00 P.M.

Members Present: Mia Jealous-Dank, Chairperson
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

Absent: Mary D'Andrea, Member

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.

Application of Hope for Youth Inc. Applicant seeks Site Plan modification for the proposed installation of a natural gas generator **pursuant to 24-6 A. (1) (b) and 24-6 A. (1) (i) of the Village Code**. Premises located on the South East corner of the intersection of Dixon Ave and Ranick Dr East in an Industrial District known as 201 Dixon Ave a/k/a SCTM#101-4-1-16

Mark Garabrant, Donohue, Kretz & Garabrant, 692 S. Wellwood Ave, Lindenhurst NY, spoke on behalf of this application. Mr. Garabrant introduced Dr. David Hegarty the CEO and the Executive Director. Mr. Garabrant stated that Hope for Youth was due to come before The Planning for the August 6th meeting which canceled because of the storm a few days before, and most of Amityville was still without power. Mr. Garabrant made a joke about the irony of the need for a generator since the August meeting was canceled. Mr. Garabrant said that because of the August storm part for the Hope for Youth building was without power for 7 day, and Storm Sandy it was two weeks.

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Hope for Youth has provided services for children, youth, and families, spanning a continuum of care from out-patient, clinical and preventive services, to foster care, diagnostic and emergency residential services. The organization works with children as young as birth through 21 across the Long Island region. With locations in Amityville, Bellmore, Farmingdale, Bay Shore and Seaford. The Amityville location provides temporary services for troubled teens. Which houses a diagnostic unit and a non-secured dentation unit. Providing temporary residential services, counselling, guidance, treatment, and therapeutic services for juveniles. The Amityville location has 12 in each unit. They were at half capacity during the pandemic, and as of yesterday they was eight children in the diagnostic unit and two children in the non-secured. Mr. Garabrant stated you can only image how difficult it is to help these children when the power is out. Dr. Hegarty was able to secure a grant for \$110, 000.00 from the New York State Dormitory Authority for the 250-kilowatt gas generator. Hope for Youth submitted plans and a survey to show the installation of the generator on the west side of the property on Ranick Drive, set back 25 feet for Dixon Ave where the gas line is. The generator will 3 feet from the build, and 15 long by 8 feet high. The generator will run once a week 5 to 10 minutes for maintenance. The decibel south levels are with no load (weekly maintenance) will be 69.7 and with full load 72.3 at 23 feet away from the generator.

The board was agreement about a fence with some landscaping around the fenced area.

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

Stipulations:

1. Applicant will install a six-foot lattice around the generator, with the good side facing towards the neighbors.
2. The fence must be properly anchored.
 1. Applicant must obtain a Fence Permit.
 2. Applicant will plant Leyland trees around the fenced in area on the south side and if possible, the north side.
3. 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.
4. The applicant must obtain all proper building permits.
5. The applicant must adhere to all village, state, county, and local codes.

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

Motion carried: 5 ayes 0 nays

The continuation of 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 The Board was concerned about the corner windows on the cabana side and also the lighting around the structure. Mr. Bogue said that after doing more research he thinks that hurricane shutters would best to close in the cabana windows since he is on the water, not sure what color he will use for the shutters as of yet. The materials used for the shed will be cultured stone in a gray tone on the bottom with white Hardie Plank Board Siding above, which can be painted if he decides to paint his home at a later time. Mr. Bogue said that the cabana will have overhang with soffit high hats lights and either gooseneck light or the sconces that match on his existing home around the shed.

The board was all in agreement that the shutters and lighting was a nice improvement and thanked Mr. Bogue for coming back.

Chairperson Jealous-Dank moved that the Board accept this application with the following reminders not stipulations which was second by **Ms. Nugent.**

Reminders:

1. Applicant will match the Hardie Board to existing color of his house.
2. Applicant will match the Hurricane Shutters to a comparable color to his home.
3. Applicant will install gooseneck lights or matching the existing sconces on his home.

4. 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.
5. The applicant must obtain all proper building permits.
6. The applicant must adhere to all village, state, county, and local codes.

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

Motion carried: 5 ayes 0 nays

Chairperson Jealous-Dank stated that is a continuing application. She 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.

The continuation of 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

The continuation of 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, 345 Merrick Rd and Harold Gebhard, Architect, 363 N Wellwood Ave, Lindenhurst, NY spoke on behalf of this application.

Chairperson Jealous-Dank asked **Mr. Gebhard** about the detailed lighting plan. Mr. Gebhard stated that the updated lighting plant was submitted recently on the site plan. He spoke about where the light poles will be. There will be lights on three poles on south property line, two poles on the west side, two doubles in the interior parking lot, and one on the east side. The Express Lane building will have round circle lights. **Chairperson Jealous- Dank** asked that the cut sheets on the light be send to the Secretary to the Planning Board Tracey Gronbach after the meeting. She also asked about the lights on Merrick Road, the lighting on the site plan is not

the lights that Stop & Shop has. As a stipulation from last month The Board asked that you match the gooseneck lights at Stop & Shop, the lights on the site plan do not match what is the entrance to The Village. That needs to be revised to reflect the lighting that The Village wants at the entrance into The Village.

Chairperson Jealous-Dank asked if Amityville Department of Public Work has been contacted about having a No Left-Turn Sign at the exit coming of the Express Lane. **Ms. Santosus and Mr. Gebhard** said that they had not reached out to the Public Works because that that curb cut has been there twenty to thirty years, they do not plan to modify or change it. The Board felt that would be a lot of traffic coming out of the Express Lane and a No Left Turn Sign would in the best interest of The Village. And not having anyone cross over three lanes of traffic going left.

The Board had asked about last month was that the height of the sound barrier needed to higher and wider on the south residential side of the property. **Mr. Gebhard** said that they are putting in six-foot-high and six feet apart Leyland Cypress along the property line which will make it higher and wider. Leyland Cypress plants grow very fast they grow about a foot and half per year. There will be Cedar trees that will alternate amongst Leyland Cypress which will heighten the sound buffer. **Mr. Thorn** asked how deep the southern buffer is because the Zoning calls for a minimum of ten feet or greater if the Planning Board feels it needed in a business district that abodes a residential property line. **Mr. Gebhard** stated that the five-foot buffer is what they at the adjacent property at the old gas station. **Chairperson Jealous-Dank** asked what are required park spots, can the parking be reduced for the ten-foot buffer? **Mr. Gebhard** said that they did not want before the Zoning Board of Appeals, so if the Planning Board thinks we need a ten-foot then we will forfeit some of the parking spaces on the southern side.

Chairperson Jealous-Dank said the board had all agreed they wants more have more height or a berm on Merrick Rd, so that the parking lot and the bays from the Express lanes would be out of sight from Merrick Rd. She suggested a two-foot berm with four to five feet bushes. **Mr. Gebhard and Ms. Santosus** thought that six feet was too high. **Mr. Gebhard** suggested boxwood and some flowering plants.

Chairperson Jealous-Dank stated that the gate on Edna Court being used for emergency use only no cars should be shuffled in or out of this gate. The board proposed to continue the six-foot PVC on that is on multiple families residential side will continue on the single-family side as well. This will be on the south and west sides of the property.

Mr. Greenwald asked if they could soften the look on the eastern elevation side with plantings. **Mr. Gebhard** said that they is only 5 feet back there and it needs to be keep clear due to fire code and the egress. The board asked if larger windows or shutters could be used, to make it look less industrial. This is the entrance in to our Village on Merrick Road; the look needs to be

softened. **Chairperson Jealous-Dank** asked stated that the Board is asked for larger windows, shutter or a larger framing around the windows. **Mr. Gebhard** said he could do fewer windows but larger ones.

The board said the lighting on the eastern elevation the Merrick Road side needs to be more of a Amityville style lighting. The seven lights on the columns which will be seen from Merrick Road and Stop & Shop, need to a lantern style. **Ms. Santosus** asked The Board if they could use the lighting that was at 345 Merrick Road, the main building. She said she would send a picture with the other cut sheets.

Chairperson Jealous-Dank asked if the board had more comments. **Ms. Lowe, Mr. Greenwald** and **Ms. Nugent** all stressed their concern again over the No Left Turn Sign. **Ms. Santosus** said the New York State Department of Transportation has done a traffic study with the prior businesses at this location and there had been no traffic issues. The Board stressed that this is a different kind of business and crossing over 3 lanes of traffic is very dangerous. **Mr. Greenwald** bought up the Stop & Shop turns; you can only make a left turn at the traffic light the other two curb cuts are right hand turns only. This is a big concern for The Board, The Village and the residents; it's a major safety issue. The Board stated that they can insist on the No Left Turn Sign because of it being a private property.

Chairperson Jealous-Dank asked if anyone from the public would like to speak on this application.

Joan Donnison, Bay Village Civic Association, Amityville NY stated that she thinks The Board bought up great points on this application. **Ms. Donnison** thinks softening the eastern exposure from Merrick Road is very important because is the entrance to our village. **Ms. Donnison** agreed with The Board about the No Left Turn Sign, this is safety and concern of many residents. **Ms. Donnison** thinks the landscaping suggestions from The Board will look much better than the original plan.

Chairperson Jealous-Dank said The Board is not going to vote on this application because of the stipulations and a pending litigation on this application. The Board would the applicant to come back next month with following stipulations.

Stipulations:

1. Applicant will change the buffer from a five-foot buffer to a ten-foot buffer on the south side of the property.
2. Applicant will change the windows on the east side, to larger windows or larger framing to soften the look on Merrick Road.
3. The applicant will submit all lighting cut sheets for the Merrick Road side and the east side towards Stop & Shop supermarket.

4. The Board will research the limitations on the No Left-Hand Turn Sign. The Board wants and will push for this to happen.
5. The sound buffer will consist of six-foot Leyland Cypress on the southern residential side of the property.
6. The berm on the Northside will be two to three with five-foot-high bushes.
7. The six-foot PVC fence on the multiple-family residential side will continue on the single-family side as well.

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 Chairperson seconded by Ms. Nugent.

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

Motion carried: 5 ayes 0 nays

Meeting adjourned at 8:44 pm.

Respectfully submitted:

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