

Planning Board Minutes September 2, 2021

Chairperson Mia Jealous-Dank welcomed everyone to the September 2, 2021 meeting of the Amityville Planning Board at 7:00 P.M.

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

Other Attendees: Kerri Geiger, Secretary to the Board
Robert Hayes, 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 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 August 5, 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 GREENE AVENUE LOFTS CORP. Applicant seeks architectural review and approval of the proposed conversion of a three-story former bank into a mixed-use building with six (6) residential units above a restaurant, pursuant to Section 24-6 A (1) (h) of the Village code. Premises located on the South side of Greene Avenue. 0’ East of park Avenue in a B-1 Business District known as 8 Greene Avenue a/k/a SCTM#101-5-2-18

Joseph Buzzell, Buzzell, Blanda, Visconti LLP 535 Broadhollow Road, Suite B-4, Melville NY 11747 spoke about converting an existing building that formally supported the Chase Bank and office space into a restaurant and six modest apartments. They would be keeping the same look of the building on Broadway and the bank portion on Greene Avenue. Transitioning this space to a restaurant means the current architecture can remain. The apartments would be one studio apartment and five one bedroom apartments, they will also be adding an elevator.

Ethan Schukoske of Atlantic Traffic and Design Engineering 2929 Expressway Drive N, Hauppague, NY 11788 described the parking study he oversaw. A parking accumulation study conducted parking observations at nearby municipal lots and on street parking throughout the Village of Amityville in June 2021 after the Covid indoor ban had been lifted. He found that of the 127 Municipal spots and 118 on street parking spots 50-59% were occupied over weekday evenings, Friday evenings and Saturday evenings. Peak parking demand was Friday evenings. On Friday evenings 146 stalls or 44% were occupied. Mr. Schukoske said that in his professional opinion proposed parking will not be a detriment to the surrounding area.

Chairperson Jealous-Dank asked if someone could point out the windows that will be changed on Greene Avenue.

Thomas Blore Architect of 60 Carleton Avenue, Suite 202, Islip terrace, NY 11752 answered that on Greene Avenue they will be replacing windows where there are already windows toward the rear of the building. The only changes to the façade would be adding windows to the West as well as to the South. They would like to go back to the original stucco finish as well.

Chairperson Jealous-Dank stated that as far as the parking is concerned that would be addressed with the Board of Trustees, and that the Zoning Board had ruled on that at July 15, 2021's meeting. Chairperson Jealous-Dank asked if anyone from the Board had any questions.

Stephen Greenwald asked if the large photographs inside the bank were going to be preserved.

Thomas Blore answered that the plan was to preserve the photographs and use them behind the bar.

Joan Donnison of Bay Village Civic Association Thanked the owner of 8 Greene Avenue for purchasing the property and trying to preserve it. She asked if a letter of intent was signed by a restaurateur, what will be on the second floor and where will the entrance be for the new elevator?

Thomas Blore answered that no letter of intent has been signed yet, the second floor will be a party room and the elevator will be in the center of the building with the entrance being on the parking lot side.

Chairperson Jealous Dank moved to accept the application with the following stipulations:

Stipulations:

1. Parking is subject to the Board of Trustees Approval.
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
 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 **Stephen Greenwald**.

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 7:22 pm.

Respectfully submitted:



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