



MEMORANDUM

To: Chairman Fischer & Members of the Planning Board
From: Patrick Cleary, AICP, CEP, PP, LEED AP
Date: December 19, 2024
Re: Maddaloni Residence – 2 Arbor Lane (S.C.T.M. 0801-2.-1.-19.4) – Site Plan Review

The following memorandum addresses the Site Plan application submitted by Michael Macrina Architect, P.C. on behalf of Laura Maddaloni for property located at 2 Arbor Lane. The material reviewed consisted of a Site Plan Application Form, Coastal Assessment Form, short Environmental Assessment Form with Visual Addendum and a Site Plan (SP-1) prepared by Michael Macrina Architect, P.C., dated November 25, 2024

PROPOSED PROJECT:

The proposal involves the construction of a two-story addition connecting the main residence with an existing guest house. The addition contains a ground level garage. Additionally, a 20 x40' inground pool, and new patio is also proposed, along with new stormwater management facilities and landscaping.

SITE PLAN REVIEW COMMENTS:

- The “zoning analysis” on the site plan should be revised to reflect “existing” and “proposed” zoning data. Perhaps best presented in a table. This table is necessary to verify zoning dimensional compliance.
- It is recommended that the grading plan be presented on a separate sheet, as the single drawing is busy.
- The plan should more clearly define the various setback lines, zoning setbacks and building envelope, Flood Zones (VE and AL), tidal wetland, etc.
- The site plan notes that the tidal wetland boundary was delineated in 2005. NYSDEC tidal wetland delineations are valid for a period of 5-years. The wetland boundary delineation should be re-verified.

- Tree removal (if any) should be noted on the site plan, and must comply with §149-4 and §165-21.1 regarding limits of disturbance.
- Clarify if any underwater lands are included in the lot area (which is prohibited per §165-22).
- §165.25.1 B. requires that all structures be setback from a tidal wetland boundary by 100 feet. The site plan delineates a 75' wetland setback and a 150' wetland setback. This should be revised to reflect the required 100' setback.
- A portion of the pool would fall within the 100' tidal wetland setback. According to §165-5 – a swimming pool is specifically classified as a structure. Unless modified or relocated, ***a variance would be required for this encroachment.***
- Clarify the “25' buffer.” Is this a recorded easement, or restriction?
- Clarify if the new proposed plantings are permitted within the “25' buffer” or the “easement in favor of Lot 2.”
- A new driveway connection is proposed to the new garage, which is shown as gravel. Pursuant to §165-34.4 E. (5), the use of gravel instead of pavement must be approved by the Village Engineer.
- Clarify the amount of earthwork, cut/fill required.
- It is noted that stairs access the pool, which indicates a grade change. Clarify if any walls are proposed around the pool.
- The stormwater management and grading plans requires review by the Village Engineer.
- Clarify if any additional bedrooms are proposed, requiring enlargement of OWTS
- Clarify if any new exterior mechanical equipment, AC compressors emergency generators are proposed. All such equipment must comply with the Village's noise ordinance (Chapter 116).
- Clarify the location of the mechanical equipment for the pool.
- Clarify if new outdoor lighting is proposed, particularly around the pool.
- Private swimming pools must comply with the provision of §165-31:

§ 165-31 A – Spilloff and drainage from any swimming pool shall not be permitted to flow onto adjacent property, including streets.

A proposed trench drain is indicated around the pool. Review of the adequacy of this by the Village Engineer is required.

§ 165-31 B – Swimming pools shall be securely enclosed by wall or suitable protective fencing at least four feet in height, which may enclose whole or part of the entire lot and which shall self-closing gates and hatches.

A 48” fence is proposed around the outside of the pool, and is connected to the building. The method of documenting how the doors and windows on the building meet the pool enclosure requirements must be addressed.

LWRP:

As a waterfront property, an LWRP consistency determination is required from the Coastal Management Commission.

SEQRA & VILLAGE ENVIRONMENTAL QUALITY REVIEW

In order to properly classify the proposed action with regard to §617.4 and 617.5 of the SEQRA regulations, as well as §81-24 of the Village Code, the applicant must first document if the project will:

- Affect natural drainageways or drainage patterns.
- Impact erodible soils.
- Remove earth materials.

If any of these conditions apply, the proposed action would be classified as Type I Action, and a Determination of Significance would need to be adopted. If none of these thresholds are reached (as well as any of the other thresholds identified in §81-24 of the Village Code), then the proposed action would be classified as a Type II Action, and no further environmental review would be necessary.