

**Minutes of the  
Waterfront Advisory Committee  
April 23, 2014**

Present: Charlie Kane, Chairman  
Bruce Kauderer  
Andrew Levitt

Absent: Ann Gallelli  
Stuart Greenbaum

Also present: Daniel O'Connor, Village Engineer

1. Charlie Kane called the meeting to order at 8:05 p.m.

**2. Referral**

**a) Keesey, Kelly, Contingent Owner—43 Old Post Road South (Sec. 79.05 Blk 1 Lot 28)—Referral from Zoning Board of Appeals regarding request for a use variance for a proposed physical therapy business and greenhouses—preliminary consistency review.**

Ms. Keesey described her application for a proposed physical therapy business and greenhouses at the above-referenced property. Her application is a use variance and therefore an unlisted action requiring SEQR review. Ms. Keesey stated she is not expanding the building--the front office is being proposed as a small physical therapy clinic. One of the existing greenhouses will contain a soils based greenhouse, the second greenhouse will house fishponds and the third greenhouse will have an aquaponics system.

In reviewing Part 1 of the Short Environmental Assessment Form dated March 16, 2014, there were no comments or changes.

In reviewing the Coastal Assessment Form (CAF) dated March 19, 2014, there were no comments or changes.

The WAC members reviewed the policies in the LWRP and found that the following policies are applicable to this referral and consistent with the LWRP:

*Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.*

This policy applies to the proposed physical therapy business and greenhouses because the property is a deteriorated and abandoned site. The proposed project is consistent with this policy because the applicant hopes to restore and revitalize the one story building as a physical therapy

Waterfront Advisory Committee

April 23, 2014

clinic and the greenhouses for commercial and educational use.

*Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.*

*Policy 5A: When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.*

These policies apply to the proposed physical therapy business and greenhouses since public services and facilities are already available in this location. The proposed application is consistent with the policy since the revitalization and redevelopment of the greenhouses and the small office building will use the existing water and sewer lines.

*Policy 11A: Erosion and sediment control measures shall be undertaken in order to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating and controlling the design, construction, use and maintenance of any development or other activity which disturbs or breaks the topsoil or results in earth movement.*

This policy applies to the proposed application because an expansion of the off-street parking is proposed to comply with zoning. The driveway will be widened and one handicap and the installation of three regular parking spaces are proposed. The proposed project is consistent with this policy because erosion and sediment control measures will be put in place during the construction of the enlarged off-street parking spaces.

*Policy 33: Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.*

*Policy 33B: Improve existing Village stormwater discharge to control flow of pollutants from street and parking areas, etc. directly in the rivers.*

These policies apply to the application because the proposed site improvements include an increased paved parking area and a new walkway and bike ara, increasing the impervious surface area and thereby potentially increasing stormwater runoff. This project is consistent with these policies because Best Management Practices will be used to control the stormwater runoff into the stormwater management system. As seen on the proposed plans, there are three new catch basins. New catch basins will connect to a new infiltration system with an overflow to the village's existing stormwater system.

*Policy 37: Best Management Practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.*

Waterfront Advisory Committee  
April 23, 2014

This policy applies to the application because runoff from the new parking areas will be directed to an infiltration type storm water management system. This will minimize the discharge of pollutants into coastal waters. The proposed project is consistent with the policy because Best Management Practices will be utilized to minimize the amount of nutrients, organics and eroded soils that could enter the system.

Mr. Kauderer made a motion issue a preliminary recommendation of consistency because the proposed application will not have any potentially significant adverse impacts on coastal resources and is consistent with the LWRP policy standards and conditions. Mr. Levitt seconded, and the motion carried all in favor by a vote of 3-0.

### **3. Approval of Minutes**

Mr. Levitt made a motion to approve the minutes of February 6, 2014, seconded by Mr. Kauderer and carried all in favor by a vote of 3-0.

### **4. Adjournment**

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Ronnie L. Rose  
Secretary to the WAC