

Minutes of the Planning Board Meeting held on April 9, 2013 7:30pm, Village of Pelham, NY.

Present:

Richard Veith, Chairman

Gwen Miller - Tapogna

Matthew Margolis

Andrea Reinke

Phil Perrorazio

Aldo Devito

Elliot Senol

Chris Gent

Andy Peterson

Tony Pisarri-engineer

Thyra and Michael Roff

Project Applications

1) 1 Pell Place

Len Russo, Building Inspector

Sandra Shriman, Deputy Clerk

Absent: All present

Meeting Started at 7:50pm

Meeting ended at 8:45pm

Applicant: 1 Pell Place

Proposed: New one family home (modular)

Discussion:

Tony: There will be a two car garage in the back

Rich: Will the set back on the southern side be 10 feet?

Tony: No, the actual setback will be 12 feet.

Matthew: Is there going to be filling?

Rich: Issues: North side elevation. Suggestion for one window on lower floor and one window in the back should be placed. You want to increase the value of property. Need to see drainage calculation, demo schedule, locations of mechanicals and screening landscaping on site plan.

Len: You must have 10 feet from the wall. (County wall). Surveys are saying different things with the wall. The new survey shows retaining wall is inside of the wall.

Rich: Need calculations of drywells. Using Colter system.

Len: Questioned that he is concerned with pressure towards the wall.

Tony: Each tank will hold 80 gallons per tank.

Thyra: There will be a fence that is going up.

Len: The fence should be over 4 feet average grade.

Tony: We will be removing the remnant of the driveway and will be putting in sidewalks. Also we must do a curb cut and building concrete stairs.

Phil: You should have the work done between 9:30-2:30. Extension for wall will be on the back side.

The garage will be constructed on site and the HVAC unit will be put on the side of Lincoln Ave. with screening.

Gwen: The lights need covering on the garage.

Rich On the site plan no down spout is showing must provide a schematics.

Len: The fence should be proposed and reviewed along the wall.

Gwen Landscaping –the front of the house needs screening as well as the basement foundation. Require screening from front to side of AC units. Pavers will be used on the patio.

Resolution subject to:

Require: Location of mechanicals and screening.

Construction schedule and delivery schedule

Elevation for garage drainage and connection (coltec drainage)

Location of fence on North side of property Lincoln Ave.

Down lighting and all external lighting.

Motion: 1st Phil Perrorazio

2nd Gwen Ta

Resolved: All in Favor-5-0

Applicant: 131 Third Ave.

Proposed: New construction on empty lot

Discussion:

Sara: 3 bedroom house at 2400 feet including the garage.

Gabrial: Conforming lot's property is very flat and part of the driveway will slope to the front catch basin in the front of property.

Matt: Is the chain link fencing the neighbors and can it be removed.

Rich: Will this be a modular home?

Sara: Yes. It will be. Delivery checked out and NYS approves on modular homes.

Rich: The impact to the community is a concern since the community has mostly older
Try to integrate with the rest of the homes on the block. ARB is requesting an
elevation comparative study.

Needed: Construct/delivery schedule
Landscaping-hedges
Lighting cut sheets-garage and patio down lights
Drainage 5 ½ inches

Subject for approval: Construction schedule
Letter of removing the chain link fence
Minimum of 3ft above curb top of foundation

Motion: 1st Phil Perrorazio
2nd Gwen Miller-Topagna

Resolved: All in Favor-5-0

**1) Applicant: Benjamin Ascher and Xenha Chen-131 Third Avenue
Proposed: Construction of a single family dwelling**

Benjamin: Single family home is 2000-2033 square feet. Pergula will be on south side that is why the home is narrow.

Rich: Narrowness in the front?

Benjamin: Similar to Jaffie's next door. Will have a shed for storage in rear of house. There will not be a garage.

Gwen: Parking behind the house?

Len: Must in park car in rear of house not the front of the house.

Benjamin: Will be parking on the side of the house.

Len: Driveway has to go deeper. There are no setbacks.

Rich: Driveway is 10 feet.

Len: When entering driveway, need 12 foot curb cut.

Ben: Trying to save the tree.

Gwen: Must show overflow connection to catch basin. Parking must be in rear of yard.

Rich: Dimensions of access building is undetermined. Landscaping for HVAC.

Rich: HVAC ok in front with screening. The screening should be a 12 inches.

Ben: Will be using wood lattice screening. Using a ductless system.

Rich: Rear tree survived.

Benjamin: Landscaping in back and screening. Will be putting a 6 foot fence up.

Rich: The lighting will be frosted glass.

Subject for approval: Lighting frosted-spec sheet

Landscaping/screening HVAC

Fencing specs

Replacing, moving of driveway south show on drawings

Show parking spot-(new location of driveway) garage location
and parking spot-update revisions

Replacing trees specs

Connection of drainage to dry well

Need specs of drainage (drywell)

Motion: 1st Matthew Margolis

2nd Mike Carpenter

Resolved: All in Favor-5-0

Note: Len: Tells the applicant he will question the Village administrator about trees blocking for driveway. Len also stated if the driveway must be straight if the tree committee approves removal of tree.