

Minutes of the Planning Board Meeting held on June 14, 2016 7:30pm, Village of Pelham, NY.

Present:

Richard Veith, Chairman

Michael Carpenter

Matthew Margolis

Gwen Miller-Tapagna

Clive Anderson-owner 64 Lincoln Ave.

Michael Mastragiaco-Engineer-64 Lincoln Ave/318 6th Ave

Frank Delponte-owner 318 6th Ave

Aldo Devito- architect 318 6th Ave.

Jaison Thomas-owner Santhigram Wellness -446 5th Ave.

Frank Destefano

Sandra Shriman, Deputy Clerk

Project Applications

1) 64 Lincoln Ave.

2) 318 Sixth Ave.

3) 446 Fifth Ave.

Absent: Len Russo, Building Inspector

Meeting Started at 7:30pm

Meeting ended at 8:20

Applicant: Pelham Funeral Home- 64 Lincoln Ave.

Proposed: Expansion of offices and conference room

Discussion:

Clive: Change of use to second floor. Removing casket room.

Amotion: 1st- Gwen Miller-Tapagna

2nd- Mike Carpenter

Resolved: All in Favor-4-0

Applicant: Lagia Development – 318 Sixth Ave.

Proposed: New family residence

Discussion:

Aldo: Correction- wrong site highlighted on street plan. Will be keeping the existing garage 2000 square feet and will have four bedrooms. Will be doing some work on the driveway with minimal disturbance to the grading. The trees will be put in –evergreens on the south side of property and the set-back for the yard will be 7 feet on one side. The air conditioner condenser will be north side of the house hidden, evergreens will be screening this unit.

Frank: We will be doing landscaping.

Aldo: There are drywells.

Amotion: 1st Matthew Margolius

2nd Gwen Miller-Tapagna

Matt: Lighting?

Aldo: The only site lighting is on the house.

Gwen: Is the lighting going to be frosted?

Aldo: Yes-60 watt.

Gwen: no retaining

Frank: correct

Gwen: Lot coverage is 20 percent and is that only the building?

Aldo: Yes

Gwen: Concern with the flat roof and other flat areas ,are they connected to the drains?

Aldo: Yes

Rich: Drainage- the driveway is long-trench drain at the bottom and will it catch everything?

Mike M.: Yes

Rich: Does the garage have drainage and will it be all tied in together.

Aldo: Yes

Approval with conditions: Lot area coverage for garage connecting to storm water.

Resolved: All in favor 4-0

Applicant: Santhigram Wellness-446 Fifth Ave.

Proposed: Change of use

Discussion:

Jaison: Moving from White Plains and it is a personal service usage.

Amotion: 1st Gwen Miller Topagna

2nd Mike Carpenter

Resolved: All in favor 4-0