

Minutes of the Planning Board Meeting held on March 12, 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
Sara Logan-Architect
Gabriel Nojam-Builder

Project Applications

1) CBD Inc.-30 Lincoln Ave.
2) 131 Third Ave.

Len Russo, Building Inspector
Sandra Shriman, Deputy Clerk

Absent: All present

Meeting Started at 7:30pm
Meeting ended at 8:30pm

Applicant: CBD Inc. 30 Lincoln Ave

Proposed: Converting auto repair shop to a gas station with a full service convenience store. Preliminary discussion

Discussion:

Chris: Tanks have to be changed every 30 years. DEC is constantly monitoring of this site.
The test wells are in place.

Rich: There is no indication of the test wells marked on the plans. Environmental report has no input.

Chris: Keeping existing footprint of the building but adding landscaping. The site is going to stay as it exists now.

Matthew: Move the space to northwest corner For heat the line will be brought in from 1st Ave.

Rich: The HVAC and screening for sound level.

Chris: There will be fans sound condensed with screening. There will be a canopy and the lighting will be LED. There will be wash lights for the sidewalks. If the sidewalks are not in good shape we will replace them. The generator will be on the side within 24 hrs.

Approved as submitted

Need timeline

Changing parking spot moved to loading area, test well will be on plans.

Motion: 1st Phil Perrorazio

2nd Matthew Margulis

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.