

Minutes of the Planning Board Meeting held on October 13, 2015 7:30pm, Village of Pelham, NY.

Present:

Richard Veith, Chairman
Gwen – Miller Tapogna
Matthew Margolis
Mike Carpenter
Andrea Reinke

Project Applications

- 1) **109 6th Street: Herbert Feurstein
Joseph Ammirati**
- 2) **131 3rd Avenue-Benjamin Ascher
Xenha Chen**

Len Russo, Building Inspector
Sandra Shriman, Deputy Clerk
Absent: All present

Meeting Started at 7:40pm

Meeting ended at 9:00pm

- 1) **Applicant: Ammirati Inc.- 109 6th Street
Proposed: Change of use building to retail**

Discussion:

Len: Location never legally changed years ago. Building behind is storage. Recorded use to remain business use.

Richard: Front yard: existing non-conforming. There is no problem with it.

Herb: Will not be encouraging public parking in lot.

Gwen: No adding equipment on roof?

Herbert: No, just roasting coffee vent. There will be no smell of the roasting coffee to impact the neighborhood.

Subject for approval:

Cut sheet for down lighting

Motion: 1st Matthew Margolis

2nd Andrea Reinke

Resolved: All in Favor-5-0

**2) 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.