

April 20, 2023

To: Village of Pelham Board of Trustees

From: Joe Marty, Chairman, Village of Pelham Planning Board

Re: Planning Board Decision re 629 Fifth Ave Playground

The Village of Pelham Planning Board met April 18, 2023 to review the proposal by Anna and Jack's Treehouse to landscape the playground and install 3 pieces of playground equipment.

In attendance on the in-person meeting were Chairman Joe Marty, Ron Diaz, Sid Burke, and Ben Ascher. Building Inspector Jim Morris attended by Zoom. Rob Rubicco (applicant), Ray Beeler (architect) and Peter Catziona (engineer) participated by Zoom call.

The Planning Board (PB) reviewed the proposal according to its standard checklist, shown at end of this decision memo. The PB reviewed the A10, A11, and A12 of Mr, Beeler's document dated 4/5/2023, and were satisfied after three reassurances from the applicant:

- That the material beneath each of the three pieces pf playground equipment – including the racetrack – was fully permeable; please describe what the materials are.
- The slope of the Northeast side of the area to be landscaped would not be excessive (please describe steepest angle), would be no steeper than the angle of repose, and have some landscaping fabric covering the steepest section
- That only two trees away from the property's edge would be taken down for the project

The PB has no exceptions to this project as proposed as long as the three notes above are entered legibly and clearly onto the official plans passed to the Building Inspector and the Board of Trustees. On April 21, 2023 Mr. Beeler emailed new drawings with markings that satisfy these three matters (attached).

Attached: April 19 2023 drawings of 629 Playground at 629 Fifth Ave, Pelham

Planning Board Checklist

Code compliance

Building layout

Interaction with neighboring properties

Effect on traffic

Parking, Including EV charging

School age children

Sewer connection and capacity

Stormwater treatment

Landscaping

Lighting

Commercial space

Bike parking

Garbage and recycling facilities

Solar panels and roof

Construction process/mitigation for neighboring properties

Re: Planning Board Decision re 74 Boulevard

The Village of Pelham Planning Board met April 18, 2023 to review the proposal for an addition by the owners of the house at 74 Boulevard.

In attendance for the in-person meeting were Chairman Joe Marty, Ron Diaz, Sid Burke, and Ben Ascher. Building Inspector Jim Morris attended by Zoom. John and Suzanne McNamara (owners) and Justin Minieri (architect) participated via Zoom call. Since Mr. Marty is a friend and neighbor of the applicants, Mr Burke presided over this section of the meeting, and Mr. Marty abstained from voting.

The Planning Board (PB) reviewed the proposal according to its standard checklist, shown at end of this decision memo. The PB reviewed pages A01, A02, A07, A08, A09, A10, A14, A15, A16, A17, A19, A20, and SW01 of Mr. Minieri's document, all dated 3/13/2023. Mr. Minieri confirmed that there was more than enough Cultec capacity for the runoff from both the existing house and proposed addition. Mr. Minieri confirmed that there would be a sump pump in the basement addition. The PB supported the choice to treat runoff from the entire planned building, and asked that runoff from the existing garage also be tied to the Cultecs, and Mr. Minieri was agreeable and would add a seventh Cultec to the plans if needed to cover that runoff..

The PB has no exceptions to this project as proposed with the addition into the plans of provision for taking storm runoff from the garage roof into the planned Cultecs, as well as sump pump placement in the basement.

Planning Board Checklist

Code compliance

Building layout

Interaction with neighboring properties

Effect on traffic

Parking, Including EV charging

School age children

Sewer connection and capacity

Stormwater treatment

Landscaping

Lighting

Commercial space

Bike parking

Garbage and recycling facilities

Solar panels and roof

Construction process/mitigation for neighboring properties

Re: Planning Board Decision re 417 Third Avenue

The Village of Pelham Planning Board met April 18, 2023 to review the proposal for an addition by the owners of the house at 417 Third Ave.

In attendance on the in-person meeting were Chairman Joe Marty, Ron Diaz, Sid Burke, and Ben Ascher. Building Inspector Jim Morris attended by Zoom. Songchuan Guo and Quing Zhou (owners) and Herbert Feuerstein (architect) participated in person.

The Planning Board (PB) reviewed the proposal according to its standard checklist, shown at end of this decision memo. The PB reviewed pages A1, A2.2, A3.1, and A3.2 of Mr. Feuerstein's document , all dated 11/15/22. Mr. Feuerstein confirmed that there was more than enough Cultec capacity for the runoff from both addition elements. The PB pressed for Cultec capacity to handle both current and planned roof surfaces, and Mr. Feuerstein agreed to put a third Cultec in the Northeast corner of the property near the existing two Cultecs.

The PB has no exceptions to this project as proposed with the addition into the plans of a third 330 XLHD Cultec and required piping from the existing house portion to the Cultecs.

Planning Board Checklist

Code compliance

Building layout

Interaction with neighboring properties

Effect on traffic

Parking, Including EV charging

School age children

Sewer connection and capacity

Stormwater treatment

Landscaping

Lighting

Commercial space

Bike parking

Garbage and recycling facilities

Solar panels and roof

Construction process/mitigation for neighboring properties