

Pleasantville Planning Commission  
February 11, 2015

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at 8 P.M. on Wednesday, February 11, 2015. Attending the meeting were: Russell Klein, Chairman; Scott Blasdel, David Keller, Philip Myrick, Joseph Stargiotti and Robert Stone, Commissioners; Sarah Brown, Planning Consultant; Robert Hughes, Building Inspector; and Mary Sernatinger, Secretary. Absent: Stephen Harrigan, Commissioner.

(1) **Stephen Lopez, 254 Bedford Road.** Proposal for a two-lot subdivision. Present: Stephen Lopez.

Mr. Lopez said he had been to the Zoning Board of Appeals and the Architectural Review Board.

At the ARB meeting, coloration on the house and specs on materials were discussed. The ARB wants to see more fully developed details as the plan unfolds, and they will need to see the plan before a Building Permit is issued.

The ZBA granted the development coverage variance that was needed.

Mr. Lopez said that the only outstanding question is whether the house should be placed back further. There is a beech tree on the corner that would stay. The ARB says that even though the houses along Bedford Road are close to the street, it would be preferable to have more front yard on the corner lot. Mr. Lopez said he didn't have a problem with that. Previously the neighbors to the south were not in favor of the house being set back further, because it would be closer to their property; however, he understands that they are moving.

The question is how far back? In one way, Mr. Lopez said it would be better to set it forward more, because there would be more light coming into the second floor of the house. If it is pushed back, there would be a better view going down the street. If it were as much as 15 feet back, he would be able to see the front porch of the house on the inside of Ashland Avenue.

Mr. Lopez said his preference would be to push the house back 10 feet and to push the garage back another 5 feet (for a total of 15 feet). Mr. Lopez said that visibility of the back yard from the kitchen window is important, and he wants as much space in the back yard as possible.

Mr. Klein said the rhythm of the street front is what should be considered.

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Mr. Stargiotti noted that the house has to be within the building envelope, but the garage can be within 3 feet of the property line.

Mr. Klein said Mr. Lopez should update his drawing to place the house where he intends to build it.

The garage would be 1-1/2 stories.

The garage cannot be attached to the house.

Mr. Lopez said that an email from the ARB gives conceptual approval for the proposed bulk, design and location, contingent upon seeing final architectural plans with more details on the façade. They want a roof over the back stair landing.

There was discussion about mansard roofs. Mr. Lopez is of the opinion that less is more and didn't think anything too fancy should be placed next to something plain.

The Commission voted unanimously in favor of scheduling a Public Hearing for February 25.

Mr. Klein asked that Mr. Lopez prepare PDFs of his plans for posting on the Village website so that neighbors can view them prior to the Public Hearing.

(2) **Minutes**

The minutes of the January 28, 2015 meeting were accepted with comments from Mr. Hughes.

(3) **Other Business**

**Village Osteria, 152 Bedford Road (formerly A'Mangiare)** – Ms. Brown read aloud the following proposed referral letter from Planning Commission to the Zoning Board of Appeals:

*The Planning Board has concerns over the use of the private parking on the adjacent lot (behind the veterinary building) for use by the proposed restaurant. The parking area is located*

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*on a separate lot from the lost containing the building with the proposed restaurant. Cross-access and/or parking easements have not been placed on the properties to ensure that the proposed restaurant will be permitted to use the private parking area, particularly if one of the lots is sold in the future.*

*Furthermore, the municipal lot and nearby on-street parking seem overburdened at peak times, affecting the adjacent residential neighborhood. The parking demands created by all businesses on the site should be considered.*

Ms. Brown said the applicant had changed his application to include only the lot on which the restaurant is located (and to not include the lot where the parking lot is located), which is why she worded the letter to say, “. . . parking easements have NOT BEEN placed” instead of “. . . parking easements NEED TO BE placed.” Therefore, if that parking lot is sold in the future, the new owner could say they cannot use it for parking.

***Updates were provided by Mr. Hughes on the following projects:***

***Trinity:*** A demo permit has been issued, and they are waiting for the warmer weather to demo the buildings. They have paid the recreation fee. Mr. Hughes will make sure that after demo is complete, the site will be maintained in a safe condition.

***98 Washington Avenue:*** The building has been purchased by someone who wants to change to second floor to residential with seven additional apartments of the same sizes as the apartments above on the third floor. A density variance will be needed

***Henkels building on Marble Avenue (formerly MLA):*** The panels for the outside of the building have been shipped from Europe. Weather has held up outside work. The inside is nearly finished.

Respectfully submitted,

Mary Sernatinger  
Secretary

*These minutes have been accepted as submitted and are ready to be FILED.*