

Pleasantville Planning Commission
February 25, 2015

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at 8:05 P.M. on Wednesday, February 25, 2015. Attending the meeting were: Russell Klein, Chairman; Scott Blasdel, David Keller, Joseph Stargiotti and Robert Stone, Commissioners; Sarah Brown, Planning Consultant; Robert Hughes, Building Inspector; and Mary Sernatinger, Secretary. Absent: Stephen Harrigan and Philip Myrick, Commissioners.

- (1) **Stephen Lopez, 254 Bedford Road.** Proposal for a two-lot subdivision. Letter from Stephen Lopez, owner, dated February 17, 2015; information about Pleasantville Planning Commission Public Hearings; Public Notice and mailing list; Subdivision Map and Drawings by Stephen Lopez, AICP, RLA, dated December 15, 2014, revised February 16, 2015. *Public Hearing.* Present: Stephen Lopez.

Mr. Lopez said he has had a number of people interested in the new lot that will result from the subdivision, including builders interested in purchasing the lot and building a house on it and one who proposed a joint venture. Mr. Lopez said he was not sure how it would work out yet.

The proposed setbacks would be part of the site plan approval. If anyone wanted to change the setbacks, they would have to come back to the Planning Commission. The building envelope would be the same, but it could be shifted.

The garage was moved back 15 feet so that it will be 10 feet off the property line, and the house was moved back 10 feet, leaving 30 feet of recreational space, such as a patio and play equipment, between the house and the garage.

There is a Maple tree where the house is proposed to be located, so it would have to be removed. A tree expert told Mr. Lopez that the tree has a crack in the middle, so even if it were cabled, it probably wouldn't last more than five or six years.

The landscape drawing shows the trees to be removed. There is a purple plum on the corner that will come out, but Mr. Lopez said it is diseased.

Mr. Lopez reported that the Zoning Board had granted a four percent variance for building coverage.

On a motion by Mr. Stargiotti, seconded by Mr. Blasdel and unanimously carried, the Public Hearing was opened.

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No one from the public was present.

On a motion by Mr. Stargiotti, seconded by Mr. Blasdel and unanimously carried, the Public Hearing was closed.

Ms. Brown said that because the property is in the Special Character Overlay District, conceptual approval of the Site Plan from the Architectural Review Board is needed. Mr. Lopez said his final plans would be presented to the ARB. This will be a condition in the Planning Commission resolution.

On a motion by Mr. Stone, seconded by Mr. Keller, and unanimously carried, the Planning Commission asked Ms. Brown to prepare a Resolution of Approval for the proposed Subdivision.

This is an Unlisted Action under SEQR. On a motion by Mr. Stargiotti, seconded by Mr. Stone, and unanimously carried, the Planning Commission asked Ms. Brown to prepare a Resolution for adoption of a Negative Declaration.

On a motion by Mr. Keller, seconded by Mr. Blasdel, and unanimously carried, the Planning Commission asked Ms. Brown to prepare a Resolution of Approval for the proposed Site Plan, conditioned on final approval from the Architectural Review Board.

Mr. Klein said a formal vote on the three resolutions would take at the next meeting, but Mr. Lopez did not need to attend the meeting.

(2) **Minutes**

The minutes of the February 11, 2015 meeting were accepted as submitted.

Respectfully submitted,

Mary Sernatinger
Secretary

These minutes were accepted as submitted and are ready to be filed.