

Pleasantville Planning Commission
May 13, 2015

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at 8 P.M. on Wednesday, May 13, 2015. Attending the meeting were: Russell Klein, Chairman; Scott Blasdell, David Keller, Stephen Harrigan and Philip Myrick, Commissioners; Sammy Suleiman (standing in for Sarah Brown), Planning Consultant; Robert Hughes, Building Inspector; and Mary Sernatinger, Secretary. Absent: Robert Stone, Commissioner. There is one vacancy on the Commission.

- (1) **Kevin and Cathy Martyn, 4 Orbaek Lane.** Proposal to legalize an existing deck within a wetlands, specifically a designated 100-year floodplain according to FEMA. *To set Public Hearing.* Present: Kevin and Cathy Martyn.

Mr. Hughes reported that the Zoning Board of Appeals had issued the necessary variance for encroachment into the rear-yard setback. The next step is for the Planning Commission to set a Public Hearing for the wetlands permit review. Since the deck is in a flood zone, it is considered to be inside a wetlands.

Mr. Suleiman agreed that it would be appropriate to set a Public Hearing.

The Commission asked Mr. Suleiman to prepare a resolution of approval to be voted on following the Public Hearing.

- (2) **Athlete's Warehouse, LLC, 220 Tompkins Avenue.** Proposal to develop the existing vacant second floor into area for batting cages and personal training. Updated site plan by Steven Costa, PE, dated February 15, 2015. *Continued review.* Present: Scott Lauder, Nicolas Serio, and Steven Costa, PE.

Mr. Costa reviewed the site plan, showing the Commissioners where parking spaces had been added by rearranging the parking layout. The number of handicapped spaces was increased from one to two. Altogether, the number of spaces was increased by ten; so despite the increased parking requirement, the variance needed was for only five parking spaces – the same as the previous variance.

Traffic flow has been improved with directional indications painted on the pavement. Mr. Keller believed this would keep people going in the same direction, making it a lot cleaner than it is now. Mr. Suleiman said Frederick P. Clark approves of the traffic plan.

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Mr. Suleiman said a Public Hearing is optional. On a motion by Mr. Harrigan, seconded by Mr. Blasdell and unanimously carried, the Public Hearing was waived.

Mr. Keller asked if there would be signs notifying people not to park in the lots across the street. Mr. Serio said they already have signs on their site. Mr. Keller said that if the signs don't work and the applicants want larger signs, they would have to go to the Building Inspector for permission.

Mr. Costa said there would not be any changes to the lighting, and Mr. Hughes said he did not have any issues with regard to the lighting. Mr. Serio noted that there is a street light that shines on their lot.

On a motion by Mr. Harrigan, seconded by Mr. Keller, and unanimously carried, the Commission adopted a Negative Declaration.

On a motion by Mr. Blasdell, seconded by Mr. Myrick and unanimously carried, the Commission directed Mr. Suleiman to prepare a Resolution of approval.

- (3) **Adoption of Resolution: Toll Brothers Inc., 485-501 Washington Avenue.** Extension of previously granted Site Plan, Final Subdivision Plat and Wetland Permit Approval to construct 68 attached townhouse units in 20 residential building clusters. Present: David Cooper, Esq.

Mr. Cooper noted that on December 10, 2014, the Planning Commission issued final subdivision plat approval and wetlands approval for this project. The deadline for filing the plat is 180 days from the December approval, which is June 8, 2015.

Mr. Cooper said they think they will be able to meet the June 8 deadline, but just in case, they are asking for a 90-day extension.

The County still needs to review some easements. Originally, the County said they would not sign the plat until the easements are executed, but now they say they will sign it.

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The applicant is still Contract Vendee, and will remain so until everything is signed. They hope to start applying for building permits in June.

The Resolution of Approval for Extension of Site Plan, Final Subdivision Plat and Wetland Permit Approval extends the time in which the conditionally approved plat in final form is submitted for signature for a period of 90 days, until September 6, 2015.

A motion to approve the Resolution was made by Mr. Harrigan and seconded by Mr. Myrick.

VOTING took place as follows:

Ayes	-	5	(Messrs. Klein, Blasdell, Harrigan, Keller and Myrick)
Noes	-	0	
Absent	-	1	(Mr. Stone)
Vacancy	-	1	

(4) **Minutes**

The minutes of the April 8, 2015 meeting were accepted as submitted.

Respectfully submitted,

Mary Sernatinger
Secretary

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