

Memorandum

To: Pleasantville Planning Board
Chairman David Bowman & Members

From: Karabashian Eddington Planning Group, LLC
Melissa Hauck Baker, Senior Project Manager

Re: Frank Carpino – The Orchards
Block 1931, Lots 1.01 & 1.02
Waiver of Site Plan Request
Technical Review Memorandum #1
KEPG #2901.92 PPB #499

Date: Prepared September 18, 2006 for the October 3, 2006
Planning Board Meeting

Background¹

- A. The Applicant, Frank Carpino, is proposing to complete the construction of Section Four of the “The Orchards” consisting of five (5) buildings with a total of ninety-six (96) dwelling units at the existing location on the northeast corner of Delilah Road and Maxwell Lane within the City of Pleasantville.
- B. The site is referred to as Block 1931, Lots 1.01 and 1.02 as per the Tax Maps of the City of Pleasantville and the overall site acreage equals 10.99 acres.
- C. The existing site conditions include the previously constructed Sections One through Three of “The Orchards” multi-family residential complex. The remaining Section Four was previously started and abandoned due to prior issues and was never completed. The portions of the buildings remaining include the foundations and sub-surface infrastructure items.
- D. The project is located in the Multi-Family (MF) Residential Zoning District. Under §290-24.A(1), Multi-family residential housing units, consisting of apartments, townhouses, condominiums or public housing, units may be single-unit or multi-unit structures are permitted within the Multi-family (MF) zoning district.
- E. The City of Pleasantville, Land Development Application Review Committee, reviewed this project at their August 29, 2006 meeting where the Application was deemed Complete as a Waiver of Site Plan, without Variances.

¹ See Attachment “A” for a complete list of materials submitted for review for completion of this Memorandum.

Technical Findings

F. Area and Bulk Requirements

Although, the proposed project includes the request of a Waiver of Site Plan review the following Area and Bulk Requirements for the Multi-Family Residential Zoning District have been provided for information.

Area & Bulk Requirements for Multi-Family (MF) Zoning District §290-25

	Required	Proposed Lots 1.01 & 1.02	Status
Lot Size	1 acre (43,560 SF)	10.96 acres (474,417.6 SF)	Conforms
Lot Width	100 ft.	800 ft.	Conforms
Property Line Setback – Any Development	25 ft.	25 ft. min.	Conforms
Property Line Setback – Structures	1/3 the height of the building	TBP*	TBP*
Building Height	70 ft.	<70 ft.	Conforms
Lot Coverage – Building	30%	8%	Conforms
Lot Coverage – Total Impervious	60%	24.70%	Conforms
Minimum Distance Between Two or More Structures	40 ft. or combined height of facing walls and no more than 100 ft.	TBP*	TBP*
Minimum Size of Dwellings			
>Two Bedrooms	1,000 SF	TBP*	TBP*
Two Bedrooms or Fewer	850 SF	TBP*	TBP*
Efficiency Unit Bldg with Two or More Units	500 SF	TBP*	TBP*
Efficiency Unit in Four Story or More	425 SF	TBP*	TBP*
Single-Room Occupancy	300 SF	TBP*	TBP*
Elevator Service	3 stories or more	TBP*	TBP*

	Required	Proposed Lots 1.01 & 1.02	Status
Off-Street Parking			
MF – 1 bedroom	1.8 spaces = 173 spaces	173 spaces	Conforms
MF – 2 bedroom	2.3 spaces – N/A		
MF – 3 bedroom	2.5 spaces – N/A		

Key: *TBP – To Be Provided.

G. Variances

1. Previously granted Variances for the project site remain in effect for the current Site Plan Waiver application and no additional Variances are requested by the Applicant. Several items within the above zoning compliance chart reflect that additional information shall be provided by the Applicant in reference to:

- Property Line Setback – Structures;
- Minimum Distance between Two Structures;
- Minimum Required Size of Dwelling Units; and,
- Elevator Service / Number of stories for proposed Structures.

The Applicant shall provide testimony regarding the above listed items and if it is determined that additional Variances are required ample testimony and justification shall be provided prior to the Planning Board considering such requests.

H. Waivers

1. The Applicant has identified the following Waiver requests on the submitted Minor Subdivision / Site Plan Checklist:
- From providing the delineation of flood plains, including both flood and flood fringe areas;
 - From providing contours as shown on the USGS topographic sheets;
 - From providing deed descriptions, including metes and bound, easements, covenants, restrictions and roadway and sight triangle dedications; and,
 - From providing the Flood Zone.

The Applicant shall provide testimony regarding the above listed Waiver requests prior to the Planning Board considering the granting of such requests.

2. Additionally, the Applicant has identified the following Waiver requests on the submitted Preliminary Major Subdivision / Site Plan Checklist:
- From providing proposed permanent monuments;

- From providing the location of natural features such as wetlands and treed areas, both within the tract and within 100 feet of its boundaries; and,
- From providing the size, height and location of all proposed buildings, structures, signs and lighting facilities.

The Applicant shall provide testimony regarding the above listed Waiver requests prior to the Planning Board considering the granting of such requests.

I. Site Plan

1. The proposed project includes the construction of five (5) buildings for the purposes of creating ninety-six (96) dwelling units which were included as part of a larger site plan previously approved by the City of Pleasantville Planning Board. The current application is to implement Section Four of the multi-family complex. The application states that all foundations were previously installed along with all infrastructure items. The submitted application includes a Topographic Survey prepared by Stephen C. Martinelli, LS, LLC, which identifies that only four (4) foundations are present on-site and the fifth foundation currently does not exist. The submitted Existing Conditions Plan prepared by Engineering Design Associates, PA identifies that all five (5) foundations are currently present on-site. This issue shall be clarified and if in fact there are only four (4) foundations present then in order to create the fifth building a complete Site Plan application shall be submitted to the Planning Board.
2. The proposed project also includes the expansion of the existing paving area along the entrance drive from Delilah Road to create a gate house and turnaround area. Details of this proposal have not been included in the submitted plans and the Applicant shall provide testimony as well as graphics regarding the proposed gate, gate house and striping in the area of the turnaround.
3. The proposed project also includes an emergency access lane which will gain access to the subject property via Maxwell Lane. Details of the proposed emergency access were not included in the plan set and the Applicant shall provide testimony regarding the type of gate proposed along Maxwell Lane and method of security for the gate as well as the type of access lane proposed and the overall method of emergency access to the site.

J. Off-Street Parking

1. The submitted plan includes the existing parking area which totals 173 spaces and as per the zoning chart the number of spaces proposed is consistent with the number of one bedroom units proposed. The Applicant shall verify that all ninety-six (96) units proposed will be one bedroom and the entire complex will not feature two or three bedroom units. The calculation for off-street parking for one bedroom units results in 172.8 or 173 spaces being required. Two and three bedroom units will increase the number of required spaces which given the existing site configuration would not be able

to be accommodated on the site. The Applicant shall provide testimony regarding this issue.

K. Landscaping & Lighting

1. The plans identify that landscaping will be proposed for the site as trees along some of the perimeter property lines and shade trees throughout the parking areas.
2. The Applicant shall first clarify if the listed perimeter plantings are proposed or are existing. Upon our site visit it appears that there is significant vegetation which has grown along the perimeter lines and it is unclear whether this vegetation will remain or will be removed and replaced with the listed plantings within the plan set. We recommend that the Applicant identify the limit of clearing as part of the project and provide a method of protection for trees which will remain through the construction phase of the project. Additionally, the proposed perimeter plantings consist of thirty-nine (39) white pines to be dispersed along the entire easterly property line where the project site abuts existing residential dwellings. We recommend that the perimeter plantings include additional plant materials and combinations of plant materials so as to provide a buffer to the adjacent dwellings.
3. The plans identify that thirteen (13) shade trees will be planted within the parking area of the complex. We recommend that the Applicant considering adding additional trees, preferably of an alternate species, and provide at a minimum one (1) tree per parking island.
4. The lighting fixtures existing on-site consist of cobra head fixtures dispersed throughout the parking areas. It appears that no new lighting is proposed as part of the project and the Applicant shall provide confirmation of this issue.

L. Signage

1. A signage package was not included as part of the submitted application and the Applicant shall provide testimony regarding this issue. Prior to installation of any signage on-site, a signage package shall be reviewed by the Planning Board and submitted to our offices for review.

M. Trash Enclosure

1. The plans identify that a trash enclosure area will be included at a rate of one (1) enclosure per building. We have concerns regarding the method of trash removal and truck access to each of the proposed enclosures due to the setback of the enclosures from the parking areas. The Applicant shall provide testimony regarding the sufficient size of each of the enclosures based on the number of units in each of the buildings and shall provide testimony regarding the method in which trash will be removed from the site.

N. Curbing and Sidewalk

1. The Applicant shall testify as to the condition of the existing curbing and sidewalk of the site area and any existing damaged areas or areas to be disturbed through the construction phase will be replaced to meet the City's requirements.
2. The Applicant shall also provide information regarding pedestrian access to Delilah Road from the interior of the site. The current plan represents that pedestrians will need to use the roadway into the site in order to gain access to Delilah Road. We recommend that the Applicant provide safe pedestrian access to Delilah Road.

O. Architectural Elevations

1. The Applicant has not submitted architectural elevations or plans of the building. The only plan submitted was a typical unit layout for the one bedroom type unit. We recommend that the Applicant submit elevations and plans as well as provide through testimony and graphics the proposed exterior building materials and style for the structures.

Recommendation

It is recommended that this application for Waiver of Site Plan review not be approved until all outstanding issues of this Memorandum, issues raised by other Board Professionals and those of the Planning Board Members have been satisfied. Specifically, the Applicant shall provide satisfactory testimony and evidence regarding the outstanding issues outlined in this Memorandum regarding the following:

- Zoning Chart Information and Potential Variance Issues;
- Requested Waivers;
- Site Plan Issues;
- Landscaping Issues;
- Trash Enclosure Issues;
- Pedestrian Access Issues; and,
- Architectural Issues.

cc: Patricia Racz, Planning Board Secretary
Norman L. Zlotnick, Esq., Planning Board Attorney
Robert Smith III, PE, PP, Churchill Engineering
Kevin Cain, Zoning Official
Richard Milstead, Esq., Applicant's Attorney
Steven Filippone, PE, Applicant's Engineer
Frank Carpino, Applicant

Attachment "A"

List of Submitted Plans and Materials Reviewed

Item	Date
Application for Planning Board Review	8/3/06
Written request for continuation of previously granted Variances	Undated
Check List Preliminary Major Site Plan	Undated
Check List Minor Site Plan	8/4/06
Written request of Waivers	Undated
List of 200 ft. property owners, prepared by Pleasantville Tax Assessor	7/17/06
Land Development Application Review Committee Completeness Review	8/29/06
Topographic Survey, prepared by Stephen C. Martinelli, L.S., LLC	8/17/06
Typical Floor Plan for a One Bedroom Dwelling Unit, prepared by Harry S. Harper	Undated
Existing Conditions Site Plan Waiver, prepared by Engineering Design Associates, PA (3 Sheets) Sheet 1 – Cover Sheet Sheet 2 – Site Plan Sheet 3 – Soil Erosion and Sediment Control Plan	7/14/06 7/14/06 8/4/06
The Orchards, Site Plan Waiver, prepared by Engineering Design Associates, PA (5 Sheets) Sheet 1 – Cover Sheet Sheet 2 – Site Plan Waiver Sheet 3 – Grading and Drainage Plan Sheet 4 – Landscape, Lighting & Utilities Plan Sheet 5 – Soil Erosion and Sediment Control Plan	8/14/06-9/8/06 8/14/06-9/8/06 8/14/06-8/31/06 8/14/06-8/31/06 8/14/06