



**NEW BUSINESS**

**SPR2024-04**

A request of Chris Jerge for construction of a multi-family dwelling – 5 units proposed with site infrastructure for property located at 711 Harlem Road.

Doug Feyes of Carmina Wood Design on behalf of property owner Chris Jerge made the following comments about the proposed project:

- ✓ Property is a previously developed 0.42-acre site zoned C-1
- ✓ Proposed use is a 5-unit townhouse building
- ✓ Variance for the rear setback was granted in October 2022 by the Zoning Board of Appeals reducing the setback to 8' to fit the rear of the building on the lot
- ✓ Harlem Road is a NYSDOT road, and the applicant has applied for Permit 33 approval

Chairperson Bebak questioned if the applicant applied for additional variances. Mr. Feyes stated he is not aware of additional variances being applied for. Mr. McCabe stated he understood the applicant needs a variance for the number of units. Chairperson Bebak stated the applicant was at the previous Zoning Board of Appeals meeting. Code Enforcement Officer Baksa stated the information he has is the variance granted in 2022 for a rear setback of 17.84' instead of 30', parking setback of 8.33' instead of 10', and a bulk area of 18,276-sf instead of 28,000-sf.

Mr. Feyes continued:

- ✓ The townhouses and parking will cover most of the site
- ✓ Parking spaces are being counted in the driveways and will not include the garages
- ✓ Two additional parking spaces on the west side of the site
- ✓ Underground water retention to reduce post development drainage that will out falls into the storm system on Harlem Road noting this NYSDOT is reviewing this, also
- ✓ A fire lane is located on the south end of the site for emergency vehicle turn around

Mr. Sherman questioned if the applicant has elevations at completion of the project to provide the Planning Board. Mr. Feyes stated he will follow up and provide this.

Chairperson Bebak questioned the screening that will be utilized. Mr. Feyes stated vegetation along with deciduous and evergreen trees will be added along the back property line. There are trees through the site including street trees and shrubs along the parking lot. Drawing L-100 is the Site Landscape Plan. Chairperson Bebak referred to the fencing along the property line in the drawing and questioned if this is existing or new fencing. Mr. Feyes stated he believes there is existing fencing that will remain. Chairperson Bebak stated the Planning Board requires full fencing and requested the applicant be prepared to provide specific details on the shielding noting any gaps will need to be addressed. Mr. McCabe questioned the type of shrubs along the rear. Mr. Feyes referred to the planting schedule and stated Eastern Red Cedar.

Chairperson Bebak questioned if there will be bicycle accessibility. Mr. Feyes stated each unit has a garage that can be used for storage, an onsite bike rack is not in the plans.

Mr. Frick stated in his opinion there is not enough space to accommodate 12 vehicles and requested the applicant have all parking spaces indicated on their plan at a future meeting. Mr. Feyes corrected his earlier statement and confirmed the garage spaces will be counted as parking spaces. NYSDOT will be widening Harlem Road and



