

Pleasantville Planning Commission  
June 22, 2022

The Pleasantville Planning Commission meeting was called to order by Russell Klein, Chairman, at approximately 8:00 pm on Wednesday, June 22, 2022. Attending the meeting were Russell Klein, Chairman; Erik Brotherton, David Keller, Henry Leyva, James MacDonald, Philip Myrick and Anjali Sauthoff, Commissioners; Sarah Brown, Planning Consultant and Robert Hughes, Building inspector. Keith Betensky, Village Attorney, was present for the T-Mobile review.

1. **T-Mobile Northeast LLC - 345 Castleton Street** – Request for renewal of special permit for existing base station – **Resolution draft**. Present: David Kenny, attorney with Snyder & Snyder.

Mr. Kenny said they had read the resolution and did not have any comments or questions.

Mr. Betensky summarized that the resolution renews T-Mobile's Special Use Permit for another five years with respect to the existing facility at 345 Castleton Street. This is a Type II Action under SEQRA so is exempt from environmental review and, therefore, the Commission did not have to make a determination.

A motion to approve the application was made by Mr. Myrick and seconded by Mr. Brotherton.

VOTING took place as follows:

Ayes	-	7	(Messrs. Klein, Brotherton, Keller, Leyva MacDonald, Myrick and Ms. Sauthoff)
Noes	-	0	
Abstain	-	0	
Absent	-	0	

2. **Athlete's Warehouse – 220 Tompkins Avenue** – Proposed addition to existing building and amendment to the previously approved site plan resolution. **Revised submission and continued review, referral to ZBA**. Present: Pat Costabile, Engineer with Steven A. Costa Associates.

Mr. Costabile pulled up the plans to show the changes they had made since the previous meeting.

The existing parking on the right for Building B and D will not be touched. Spaces allotted for Building D are noted as are spaces for Arc Stages and the other spaces for the plumbing business. The left section will also remain as is.

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The only change is the middle section where they created a new drop-off arrangement with a short-term parking in the front and a raised walkway in the middle with striped lines showing how to get through to the buildings on both sides. Loading/unloading at Building B will be on the side.

The boats on site are to be stored outside temporarily while being worked on, with the expectation that the boat owners will pick up their boats at the end of each day. New for the boat repair business is the allotment of four parking spaces for trucks that will be used to go back and forth to the marinas where boats will be repaired, instead of working on them inside the building as previously.

The two handicapped spaces were moved from the front to the back corner, at the end of the Athletes Warehouse parking aisle.

The size of the curb cuts on Tompkins Avenue were limited, and the whole area will be landscaped.

Arc Stages rarely gets deliveries, but if they do, Mr. Costabile said access will be cleared for them.

Tents are used by Arc Stages during their six-week camp to protect kids from the sun. Cassie Reilly-Boccia said Arc Stages did not have any issue with Athlete's Warehouse's drop-off and pick-up during camp. They will go according to the same agreement they have had for the past eight summers. Adam of Arc Stages had submitted a letter outlining drop-off and pick-up times, and all tenants are aware of the schedule. Ms. Reilly-Boccia said there won't be any boats in the way or any conflict with drop-offs and pick-ups during the camp weeks.

Mr. Keller said it seemed that garbage pick-up between the boats would be difficult. Mr. Costabile said the garbage receptacles will be rolled out to the truck – they don't need to enter the area.

Ms. Reilly-Boccia said garbage pickup is in the early morning before anyone arrives.

Mr. Keller noted that ten spots were allocated to Athlete's Warehouse but he only counted nine.

Mr. Costabile said nine is correct.

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Mr. Keller suggested there be some signage to prevent people who turn left at the entrance from going against traffic. Mr. Costabile said there are signs. Mr. Keller asked that signs be added to the site plan. Mr. Klein asked that arrows be painted on the pavement as well to reinforce traffic flow.

Ms. Brown said they have not done in-depth review of landscape species, signage and parking lot markings yet, as they are waiting until after the applicant goes before the Zoning Board. They did review the functionality and they are comfortable with the layout.

All of the Commissioners were in favor of sending the Applicant to the Zoning Board. Mr. Klein suggested that in making the referral the Commission include a comment in support, as follows: "In response to Planning Commission comments during our preliminary review, the applicant has revised their site plan to address our operational and safety concerns. We feel this latest plan alleviates those concerns."

Mr. Hughes said the Applicant was on the Zoning Board's June schedule.

Since there will not be any meetings in August, Ms. Brown asked if the Commission wanted to schedule a Public Hearing for July. Mr. Klein noted the Applicant would probably return to the first meeting in July, so a Public Hearing could be scheduled and resolution prepared for the second meeting in July.

3. **Minutes**

On a motion by Mr. Leyva, seconded by Mr. Brotherton and unanimously carried, the Minutes of the June 8, 2022 Planning Commission and Architectural Review Board meetings were approved.

The Planning Commission meeting was adjourned at approximately 8:20 pm.

Respectfully submitted,

Mary Sernatinger  
Secretary