

Michael J. Volpe  
Mayor



Robert A. Yamuder  
Administrator

## Site Plan Application And Declaration Of Intent To Develop

Note: A Pre-submission Conference will be required with the Planning and Architectural Review Boards in compliance with Section 79 of the Code of the Village of Pelham.

Pelham Building Department, Building Inspector, Leonard M. Russo  
Contact Information: Phone (914) 738-2015 Fax (914) 738-7381 E-Mail: Pelhamvillage@aol.com

### IDENTIFICATION OF PROPERTY(IES):

- A. Street Address(es) of Property (ies) 185-195 Lincoln Ave
- B. Identifying Title: Lincoln Pelham Partners
- C. Tax Designation: Section: 1 Block: 164.21 Lot: 44 & 47  
(if more than one block, list) \_\_\_\_\_
- D. Nature of proposed activity: Cluster Residential Subdivision
- E. Zoning Schedule: \_\_\_\_\_

\* Applicant must supply complete Zoning Schedule, including District(s), and all required yards, setbacks, heights, etc., as per the District(s).

\*\* A Zoning Schedule must be provided for every structure and zone.

Zoning District: <u>A-3</u>		
Zoning Item	Required:	Proposed:
Use	Residential	Residential
Lot Area	5,000 sf	Cluster per 106.4
Lot Width	50 feet	" " "
Lot Coverage	40%	" " "
Front Yard	20 feet	" " "
Side Yards	6/16 feet	" " "
Rear Yard	25 feet	" " "
Building Height	35 feet / 2.5 story	" " "
Lot Area per dwelling Unit	N/A	" " "
Parking Spaces	2 per unit	" " "
Street Frontage	50 feet	" " "

\* Attach additional information as necessary

**\*see attached zoning chart**

§ 79-8. Submission requirements.

The information to be submitted and which, in total, constitutes a site plan, is listed below. All maps must be at a scale of not less than 30 feet to the inch.

A. Legal data.

(1) The lot, block, section number, street, street number of the property and the names of all owners of record of adjacent properties located within 200 feet of the extreme limits of the subject property, all as shown on the village's official assessment maps.

(2) A current survey of the boundaries of the property tied to at least two permanent monuments not less than 300 feet apart showing all lengths in feet and decimals of a foot and all angles given to the nearest minute or closer if deemed necessary by the surveyor so that the error of closure will not exceed one to ten thousand (1:10,000).

(3) The location of all required building or setback lines and lines of existing streets and lots as shown on the village's official assessment maps. Any relevant existing deed restrictions or covenants, reservations, easements and areas dedicated to public use, if known, shall be noted.

(4) A map showing the area within 500 feet from the perimeter of the site, at a scale of not more than 50 feet to the inch, showing:

(a) Existing zoning and special district boundaries; and

(b) Location of traffic safety devices and directional flow of traffic.

(5) The location of all existing structures on the subject lot and on all lots having a common boundary therewith.

(6) A copy of any proposed covenants or deed restrictions that are intended to cover all or any part of the tract.

(7) Location of existing water mains, culverts and drains on or serving the property, with pipe sizes, grades and direction of flow.

B. Topographic data.

(1) Existing contours and proposed grade elevations at intervals of two feet or less, referred to a datum satisfactory to the Board, showing retaining walls, if any, and methods to be used to retain, stabilize or replant regraded areas.

(2) Location of existing watercourses, wetland areas, intermittent streams, wooded areas, rock outcrops, single trees with a diameter of eight inches or more, measured three feet above the base of the trunk, and other significant existing features.

C. Development data.

(1) Title of development, date, North point, scale, name and address of record owner or owner or of the individuals holding the controlling interest if the owner is a corporation; and the name and address of the engineer, architect, land planner or surveyor preparing the site plan.

(2) The proposed use or uses of land and buildings and location, height and design of all existing and proposed buildings. Any proposed subdivision of the property and any division of any building or structure into units of separate occupancy shall also be shown. [Amended 3-20-1990 by L.L. No. 3-1990]

(3) All means of vehicular ingress and egress to and from the site onto public streets and the location of all existing and proposed public and private roads, drives and walkways on the site.

(4) The location and layout of all proposed off-street parking and loading areas.

(5) The location and intended use of any proposed outdoor storage area.

(6) The proposed method of storage and disposal of solid waste.

(7) The size and location of all proposed waterlines, valves and hydrants and all sewer lines or of alternative means of water supply and sewage disposal and treatment.

(8) The location, direction, intensity and time of operation of proposed outdoor lighting.

- (9) The location, dimensions and design of all existing and proposed signs.
- (10) A planting plan, prepared by a qualified landscape architect, showing all proposed screening and landscaping, fences or dividers. [Amended 3-20-1990 by L.L. No. 3-1990]
- (11) The proposed stormwater drainage system, prepared by a licensed professional engineer and furnished under his seal.
- (12) Any proposed easements and public areas.
- (13) Building materials to be used on all structures and landscaping. [Added 3-20-1990 by L.L. No. 3-1990]
- (14) Current photographs of the site showing adjacent properties. [Added 3-20-1990 by L.L. No. 3-1990]
- (15) Elevation of adjacent properties. [Added 3-20-1990 by L.L. No. 3-1990]
- D. Financial data. [Added 3-20-1990 by L.L. No. 3-1990]
  - (1) Current taxes on the site. (Copy of current bill.)
  - (2) Proposed taxes after site improvement.
  - (3) Current employment and/or occupancy on the improved site.
  - (4) Projected employment and/or occupancy on the improved site.

**APPLICATION FEE:**

(make check payable to the: Village of Pelham)

(Fees are included in the Village of Pelham Fee Schedule. Contact the Administration Office or the Building Department for the most current fee schedule.)

AMOUNT PAID: \_\_\_\_\_ DATE PAID: \_\_\_\_\_

**DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION:**

- 1. 20 copies of all correspondence and plans submitted to the Village Board, ARB, Planning Board and Building Committee. If application requires zoning variances, 7 more copies are required.
- 2. Updated Land Survey and Site Plan showing property boundary(ies) § 79-8. A. (2)
- 3. Floor Plans and Elevations
- 4. Environmental Assessment Form: ( ) Short Form (X) Long Form ( ) Part 3 with attach.

STATE OF NEW YORK  
COUNTY OF WESTCHESTER ss:

BARRY MILOWITZ being duly sworn, deposes and says: that  
(Print Name: of applicant, agent, owner, corporate officer)

He is the (strikethrough those not applicable)  
~~owner, agent, corporate officer~~ of the premises to which this application applies; that the applicant is duly authorized to make this application; and that the statements obtained here are true and made to the best of the applicant's knowledge and belief.

Sworn to before me this 9<sup>th</sup> day of June, 2017.

[Signature]  
Notary Public

[Signature]  
Signature of Applicant

**DAVID J. COOPER**  
Notary Public, State of New York  
No. 02C06337893  
Qualified in Westchester County  
Commission Expires 02/29/2020

**LINCOLN PELHAM CLUSTER SUBDIVISION - ZONING CHART**

	STD. LOT	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	BUILDING AS A SINGLE STRUCTURE ON EXISTING LOT
LOT AREA	5,000 SF	1440 SF	1440 SF	1440 SF	1440 SF	1440 SF	33,140 FT
FRONT YARD	20 FT	0 FT	0 FT	0 FT	0 FT	0 FT	45 FT
* SIDE YARD	6 FT	0	0	0	0	0	21.7 FT
* SIDE YARD	10 FT	0	0	0	0	0	34.8 FT
REAR YARD	25 FT	15	15	15	15	15	143 + FT
* COVERAGE	40% MAX	88.00%	88.00%	88.00%	88.00%	88.00%	35%
* LOT WIDTH	50 FT	24 FT	24 FT	24 FT	24 FT	24 FT	243.94 FT
* INDICATES ZONING WAIVER REQUIRED							

## AUTHORIZATION

To: The Village of Pelham Building Department

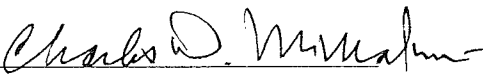
**Re: 185 Lincoln Avenue**

**Tax Map Designation: 164.21-2-44 & 164.21-2-47 ("Site")**

Please be advised that Maestra LLC, the owner of the above-mentioned Site located within the Village of Pelham and City of New Rochelle, authorizes Lincoln Pelham Partners LLC to pursue any and all necessary land use approvals before the Village of Pelham, the City of New Rochelle, and any other federal, state or local agency, which would permit the subdivision of the Site, and subsequent construction of various residential structures thereon, including single-family residences and/or townhouses.

Dated: July 18, 2017

Maestra LLC

By:   
Charles D. McMakin, Managing Member