



## Memorandum

**To:** Chris Gerver, Chairman  
Woodbury Planning Board Members

**cc:** Maria Rubio, Building Department  
Dennis Lindsay, P.E., Village Engineer  
Rick Golden, Esq., Planning Board Attorney  
Mordy Gluck, applicant

**From:** Jonathan Lockman, AICP

**Date:** March 12, 2020

**Re:** Gluck/Summit Equities ARB Application

NPV has reviewed the above-captioned application as requested by the Chairman, to provide input on compliance with Village plans and zoning requirements.

### Materials Received and Reviewed

- Application Forms, Village of Woodbury Planning Board, Application to Appear Before Planning Board, for Mordy Gluck, dated 2/25/20.
- Copy of HDR Overall Lot Development Plan, for Summit Avenue (Title Block obscured) with subject lots 1,4,6,7 and 9 highlighted.
- Renderings for five home models: Hemlock, Cedar, Spruce, Aspen and Birch, undated.
- 5 sheets, Elevations and square footage calculations for five home models, all numbered Drawing A-1, stamped by Eric Knute Osborn, Architect, dated 13 February 2020.

### Project Summary

Mordy Gluck/P.D. Summit Equities is applying for Architectural Review to the Planning Board for five homes on lots 1, 4, 6, 7 and 9 of Summit Avenue Properties subdivision. (SBL 228-9-1.22, 1.23, 4.21, 4.241 and 4.243.)

**Submission Comments**

1. The applicant has provided renderings and elevations for five home models. A copy of a portion of the subdivision plan for Summit Avenue Properties is included with house lots 1, 4, 6, 7 and 9 highlighted. However, there is no indication on which lots each of the five home models will be located. The submittal should indicate where each of the home models will go.
2. For the five subject house lots, a plot plan should be provided indicating how each house will be placed on its lot, with setbacks, yards, drives, walkways, patios, decks etc. indicated. Proposed lot coverage should also be calculated. Proposed landscaping should also be shown on the plot plans for each lot.
3. The chart below shows the sizes of the subject lots, the maximum amount of lot coverage available at each lot, and the total building square footages proposed.

Lot Sizes and Available Coverage of Impervious Surfaces					
Section	Block	Lot Number	Acres	Available 20% Lot Coverage (Square Feet)	House Number (on diagram)
228	9	1.22	2.00	17,424	7
228	9	1.23	1.10	9,583	6
228	9	4.21	1.30	11,326	1
228	9	4.241	1.50	13,068	6
228	9	4.243	2.50	21,780	4
Building Square Footages					
Name	Living Area	Garage/ Mechanical	Basement	TOTAL	
Hemlock	3,888	412	2106	6,406	
Cedar	3,756	532	2105	6,393	
Spruce	3,604	784	2105	6,493	
Aspen*	3,547	365	1724	5,636	
Birch*	3,547	365	1724	5,636	
*calculated differently?					

4. We noted that the square footages appear to be broken out differently for the Aspen and Birch models with subtractions of the garage and bonus area. It is unclear why this was done for these two models, and simplified, consistent figures should be provided.
5. No information on the design or size of surrounding homes on adjacent lots or within 300 feet of the proposed sites have been provided, so that the Planning Board in its role as ARB, can determine compliance with the excessive similarity or dissimilarity standards of §8.5 of the Village Code can be met.

#### **Architectural Review Comments**

6. The five home models presented are varied in façade treatments, rhythm of openings and voids, alcoves and roof lines. Once the applicant provides information on where each model will be placed, as well as information on surrounding homes, we can provide an opinion on compliance with §8.5 of the Village Code.

Please let us know if you have any additional questions on this matter.