

VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING  
MONDAY, APRIL 8, 2013

The Session was called to order at 8:03 p.m.

Board Members in Attendance:                      Robert Pellegrino, Chairman  
   Art Hunter  
   Robert Paley  
   Jerry Parnes  
   Bernhard Preisser

Present:    Paul Petretti, Engineer

1.        Retaining Wall Replacement                      Stephanie Bonney  
             7 Lakeview Avenue

Mr. Paul Petretti appeared for the applicant and discussed the proposed segmental block retaining wall replacement plan and its design, and the storm water infiltration system.

Mr. Pellegrino stated that the Board of Architectural Review needs to approve the fencing. He also stated the neighbors are to be noticed ten (10) days prior to the commencement of work. Signed and sealed structural design calculations need to be provided as requested by the Consulting Village Engineer.

Mr. Parnes moved to approve the Site Plan application as submitted, seconded by Mr. Hunter, with the conditions that a notice to be sent to the neighbors ten (10) days prior to commencement of work, that the structural design calculations appear on the plans, and that the fencing be approved by the Board of Architectural Review.

Vote 5-0

The Session ended at 8:10 p.m.

The Session was called to order at 8:15 p.m.

Board Members in Attendance:

Robert Pellegrino, Chairman  
Art Hunter  
Robert Paley  
Jerry Parnes  
Bernhard Preisser

Present:

Maurice Hyacinthe  
Vincent Bellantoni, tenant, United Martial Arts  
Sam Faraci, tenant, Harrison Music School

2. Change of Use  
Review & Comment to  
Village Board  
15 Center Street

Maurice Hyacinthe

Mr. Maurice Hyacinthe appeared and stated that the Ardsley Athletic Club was formerly at this location. He said the building will be renovated and broken up into three separate business units. Two units, Harrison Music School, and United Martial Arts will have frontage on Center Street. The common lobby entrance will be redesigned, and the third (in the rear) will be used by DeCicco's Supermarket for storage.

Mr. Paley inquired about square footage for each business. Mr. Hyacinthe said DeCicco's will occupy approximately 5,000 square feet. The Harrison Music School will occupy approximately 2,000 square feet of space, and United Martial Arts training studio will occupy approximately 3,000 square feet of space. It is expected that many of the music and martial arts students will be dropped off, and there will not be as much need for parking as there would be for other uses.

He stated that DeCicco's will move products until 11 a.m. on weekdays, and then after 7 p.m. on weekdays. There will be no movement of pallets of merchandise on Saturday, and, on Sunday, merchandise will be moved between 8 a.m. and 11 a.m. This schedule will not interfere with the music school and martial arts classes. He noted that DeCicco's Supermarket storage space will be unheated. Mr. Hyacinthe remarked that there will be mostly water and dry goods stored.

Mr. Paley inquired about the schedule for the two tenants. Mr. Bellantoni and Mr. Faraci both stated that there will not be any morning classes. There will be about 50 music students on Saturday between 9 a.m. and 2 p.m., and approximately 20 students for martial arts classes on Saturday. Martial Arts clothing and accessories will be sold on the premises.

Mr. Hyacinthe stated that each of the three units will be self contained with separate restrooms including handicapped access. He said there will be a sprinkler system in the building. He noted that the parking calculations have been done by Mr. Tomasso based upon the existing allowances.

The Planning Board members acknowledged the general difficulty with parking availability but also acknowledged that the proposal fit within the allowances granted by the BOT, and, further that the logistics of the three separate businesses were all reasonably favorable, and wished the business representatives much success. The Planning Board recommendations were as follows: that the permissible operating hours for each business be part of the BOT approval, as well a prohibition against retail activities by the two schools (other than sale or renting of instruments and accessories to enrolled students in the case of the music school), and apparel and accessories to enrolled students in the case of the martial arts school. Lastly, regarding DeCicco's the additional suggested stipulations are that whenever the Hi-Lo or other equipment is being operating to and from the upper level, the driver have an accompanying employee, and that the equipment used on Cross street (no sidewalk travel being permitted except for entry) must be registered and licensed to the extent required by law.

The Session concluded at 8:43 p.m.

There being no other business the Planning Board meeting was adjourned at 8:45 p.m.

Vote: 5-0

Respectfully submitted,

Anne Hohlweck  
Recording Secretary