

PLANNING BOARD

**VILLAGE OF ARDSLEY
APRIL 9, 2012**

Board Members in Attendance:

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

- 1) Public Hearing
Subdivision
23 Park Avenue

Mr. and Mrs. Patrick Harrington

The application was adjourned.

PLANNING BOARD

**VILLAGE OF ARDSLEY
APRIL 9, 2012**

Board Members in Attendance:

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

- 2) Continuation of Public Hearing
Subdivision, Steep Slope/
Wetlands
Cross Road/Ashford Ave./
Sprain Road/Ardsley Road

Irvington Builders

The application was adjourned.

The Session was called to order at 8:05 p.m.

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

Present: Andrew Cortese – CCI Properties
 Kim Martelli - CCI Properties
 Hugh Greechan - Consulting Engineer

3) Informal Hearing
 New House
 Wilmoth Avenue

Ms. Kim Martelli, architect, presented herself to the Board. She explained that the application consists of a single family, two story residential development at lots 23 and 24 on Wilmoth Avenue, which is currently a vacant lot. This is a two story development, as of right residence. The property is approximately 10,000 sq. ft. but basic development is being requested, therefore, only 9,750 sq. ft. will be utilized. The project will remain at 21% coverage, where a maximum of 28% coverage is permitted. Gross land coverage will be maximized to cover the 3,000 sq. ft. of development. The overall gross floor area will be 3,465 sq. ft.

Ms. Martelli gave a description of the exterior of the proposed home and confirmed with Chairman Pellegrino that the structure is modular.

Chairman Pellegrino requested that Ms. Martelli return at a future date with new plans, which may include the tax map, which should include the neighboring homes, identifying addresses and indication of the driveways on Plainview. Chairman Pellegrino also suggested Ms. Martelli obtain from Mr. Tomasso the plan which was utilized in connection with the drainage.

Chairman Pellegrino also requested that the lot be staked out in order for the Board to walk the property prior to the next meeting. He also requested that a determination be made as to whether or not wetlands are on the property.

Chairman Pellegrino gave an overview of the lot in question with regard to the topo and the stream on the property and suggested the applicant speak to the Moranos with regard to their application and return with a detailed plan including the topo.

Chairman Pellegrino also suggested the applicant bring the title to the property to the next meeting.

Mr. Parnes questioned the location of the cul tees on the premises and Mr. Greechan explained the reasoning behind the proposed locations.

The session concluded at 8:25 p.m.

The Session opened at 8:26 p.m.

Board Members in Attendance:

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

Present:

Beth Tampone, Applicant
Hugh Greechan, Woodard & Curran
Patrick Cleary, Cleary Consulting
Paul Petretti, Engineer

- 4) Continuation of Public Hearing
3 Lot Subdivision
50 Heatherdell Road

Mr. Paul Petretti introduced himself to the Board. He explained that moving away from the cul de sac, a two lot scenario is being presented, whose square footage is 10,764, Lot A, 15, 967 Lot B, 15, 057 sq. ft., Lot C. All lots will be subject to the 30% rule.

Lot A will be accessible from Heatherdell Road; a common driveway would access the other two lots off of Heatherdell Road.

Chairman Pellegrino called Hugh Greechan to comment on the plans. He suggested the driveways be adjusted and the island be made 2 feet larger. Mr. Greechan stated that the drainage will work. Chairman Pellegrino mentioned that in terms of the topo nothing has changed.

Chairman Pellegrino mentioned that the pool lot would require a variance. Mr. Petretti stated that a couple of variances would be required since 60 feet of frontage is required. Mr. Cleary stated that the new plan is a result of the Planning Board's objections to the first scenario which was with a cul de sac. Mr. Cleary mentioned that the goals of the project can be achieved with the driveway scenario.

The specifics of the proposed driveways were discussed, including the grade and width.

The issue of Chimney Pot Lane was discussed in terms of it being a paper street and the potential driveway access. Mr. Greechan explained that an easement would be required.

Chairman Pellegrino commended Mr. Petretti on the improvements to the plans and suggested he proceed to the Zoning Board for variances.

Mr. Petretti discussed the sewage issues with the Board.

PLANNING BOARD

VILLAGE OF ARDSLEY

APRIL 9, 2012

The session concluded at 8:50 p.m.

Board Members in Attendance:

Robert Pellegrino, Chairman

Robert Paley

Bernhard Preisser

Art Hunter

Jerry Parnes

- 5) Informal Discussion
Changing Proposed Water Main Extension
Natalia Morano

The applicant did not show up, therefore, this hearing did not take place.

The Session opened at 8:51 p.m.

Board Members in Attendance:

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

- 3) Continuation of Public Hearing
Subdivision, Steep Slope/
Wetlands
Cross Road/Ashford Ave./
Sprain Road/Ardsley Road

Irvington Builders

The application was adjourned.

Present:

Paul Petretti, Engineer
Hugh Greechan, Woodard & Curran
James Kennedy, Applicant
Kirit Desai, Town of Greenburgh

This application was not on the agenda, however, Mr. Petretti gave a brief overview.

Mr. Petretti explained that he has responded to the Village Engineer's comments.

Mr. Petretti gave an overview of the project for the benefit of Kirit Desai, Town of Greenburgh, with regard to the stream on the property. Basically, the stream will be returned to its original, 1905, status. Specifics of the various areas of the stream were discussed.

Chairman Pellegrino brought up the proposed affordable housing development. Mr. Petretti explained his thoughts on the situation. Chairman Pellegrino stated that two lots were required and confirmed that drainage was not an issue and there was enough room for the two houses. Mr. Petretti suggested one two-family house.

Mr. Petretti stated that he would like to canvass the Board regarding the work he has done with the drainage in order to move on to the final design.

Mr. Hugh Greechan confirmed that, hydraulically, the property is workable. Mr. Greechan mentioned that he will obtain any necessary permits. A map amendment will be conducted regarding FEMA, according to Mr. Greechan.

Chairman Pellegrino questioned Mr. Desai on the Gel Sprain project regarding the view of rip rap entering into Ardsley and the landscape plans.

The Session concluded at 9:15 p.m.

Respectfully submitted,

Lorraine McSpedon