

The Session was called to order at 8:02 p.m.

Board Members in Attendance: Jerry Parnes, Acting Chairman
 Robert Paley
 Bernhard Preisser

Board Members Absent: Robert Pellegrino, Chairman
 Paul Paino

3. Project – Review and Comment
 Planting Plan
 Waterwheel Project

Present: Hugh Greechan, Woodard and Curran
 Conrad Roncati, Waterwheel Partners

Mr. Parnes presented himself to the Board and explained that he will act as Chairman in Mr. Pellegrino's absence.

Mr. Conrad Roncati presented himself to the Board and reminded everyone that at the last Planning Board meeting the suggestion was made for additional plantings to be placed on the corner of Revolutionary and Saw Mill River Roads. The site plan drawing has since been amended to include five evergreen trees along the side of the building to block the wall from the view of the northbound vehicles on Saw Mill River Road. Additionally, the parking has been screened with shrubs along the sidewalk and an additional evergreen.

The landscape plan indicates the species and the types of plants which will be placed in the area. The evergreens will be dwarf Alberta spruce. The red maples along Route 9A will grow to a height of approximately 25 ft.

Mr. Roncati pointed out, per Mr. Paley's request, the pathway which allows walking from the project to the shopping center.

Mr. Greechan explained that the storage unit chambers have been redesigned and placed in the proper areas.

Statement
Read by Mr. Parnes

The applicant has presented an updated landscaping plan which satisfies the request of the Board and which shows additional planting at the Southern end of the property and the Planning Board is looking favorably upon the plan which has been presented.
Seconded by Mr. Preisser and passed unanimously.

VILLAGE OF ARDSLEY

**PLANNING BOARD
NOVEMBER 14, 2011**

Resolution

Read by Mr. Parnes

Propose that the Board accepts the amended site plan and planting plan which were presented at the last Board meeting. **Seconded by Mr. Preisser and passed unanimously.**

The Session concluded at 8:16 p.m.

The Session was called to order at 8:17 p.m.

Board Members in Attendance: Jerry Parnes, Acting Chairman
 Robert Paley
 Bernhard Preisser

Board Members Absent: Robert Pellegrino, Chairman
 Paul Paino

1. Project – Informal Hearing
 3 Lot Subdivision
 50 Heatherdell Road

Present - Hugh Greechan, Woodard & Curran
 Paul Petretti, Engineer
 Elizabeth Tampone, Applicant

Messrs. Petretti and Greechan approached the Board with the proposed site plan. Discussion was undertaken and Mr. Petretti explained that the proposal was for a three lot subdivision, all of the lots meet the requirements of the Code after the steep slopes are deducted.

The question of whether or not the paper street on which the property was located, was owned by the Village was discussed. Mr. Petretti explained that a title search would need to be done.

The issue of site distance was discussed and concern was expressed by Mr. Preisser as to the problem with the curve and the fact that he has had problems with the area.

The issue of the proposed cul-de-sac was discussed and concern was expressed by Mr. Paley for the large size of the cul-de-sac. Mr. Petretti agreed to reduce the size, if possible.

Mr. Petretti explained that each of the lots was larger than Code, however, given the 130% rule, they meet the Code. The sewer and water lines will be easy to deal with, according to Mr. Petretti.

Mr. Petretti suggested the Board walk the site to view the storm water management plan, of which there is an overabundance in place. The Village will maintain the drainage equipment, according to Mr. Petretti. Discussion ensued regarding the likelihood of the Village agreeing to this responsibility.

Mr. Parnes stated that the drainage of the lots seemed as though it would be challenging.

The steep slope issue was discussed on a lot-by-lot basis.

Mr. Parnes and Mr. Paley expressed their concern regarding the size of the proposed cul-de-sac. Possible alternatives were discussed.

The run-off issue was discussed on a lot-by-lot basis by Mr. Petretti. The final destination of the run-off is unknown, however, Mr. Petretti agreed to investigate this and determine where it ends up.

Mr. Parnes noted that a public hearing should be held next month and reminded Mr. Petretti that notifications will need to be sent. Mr. Parnes requested a copy of the deed, a list of all permits being sought and a rendering or an elevation.

Mr. Petretti mentioned that he would be staking out the lots and requested the Board do a site walk prior to the public hearing.

Mr. Parnes requested that the adjacent properties be shown on the site plan, including the contours.

Mr. Petretti agreed to respond formally to Mr. Tomasso's written comments regarding this project.

Mr. Petretti discussed the site distance issue and defended his placement of the cul-de-sac.

The existing house on the property will be demolished.

The Board decided to they would walk the property individually, prior to the next meeting.

The Session concluded at 9:00 p.m.

VILLAGE OF ARDSLEY

**PLANNING BOARD
NOVEMBER 14, 2011**

Board Members in Attendance: Jerry Parnes, Acting Chairman
 Robert Paley
 Bernhard Preisser

Board Members Absent: Robert Pellegrino, Chairman
 Paul Paino

2. Project – Continuation of Public Hearing
 Amended Site Plan/
 Planting Plan Approval
 25 Park Avenue

Since no one appeared before the Board for this application, it was adjourned.

VILLAGE OF ARDSLEY

**PLANNING BOARD
NOVEMBER 14, 2011**

Board Members in Attendance: Jerry Parnes, Acting Chairman
 Robert Paley
 Bernhard Preisser

Board Members Absent: Robert Pellegrino, Chairman
 Paul Paino

3. Project – Continuation of Public Hearing
 Subdivision, Steep Slope/Wetlands
 Cross Road/Ashford Avenue/
 Sprain Road/Ardsley Road

This application was adjourned for this month.

Respectfully submitted,

Lorraine McSpedon
Planning Board Secretary