

The Session was called to order at 8:10 p.m.

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

Board Member Absent: Paul Paino

Board Member Recused: Robert Pellegrino, Chairman

Present: Hugh Greechan, Woodard & Curran
Rudolph Petruccelli, Petruccelli Engineering
Barbara Harrington, Applicant
Eric Zamft, VHB Consultants

1. Public Hearing Mr. & Mrs. Patrick Harrington
Subdivision
23 Park Avenue

Mr. Robert Pellegrino, Chairman, was recused from the hearing.

Mr. Jerry Parnes, acting as Chairman, read the legal notice.

Mr. Robert Pellegrino presented himself as a member of the public and inquired if Mr. Petruccelli intended to combine the final plat and various permits into one hearing. Mr. Petruccelli responded that this was what he intended to do.

Mr. Petruccelli presented the site plan and explained that a revision to the water line was made. The water would not run all the way to Park Avenue, but, would dead end at the end of the cul-de-sac. The new location of the fire hydrant was indicated by Mr. Petruccelli. That was the only change requested.

Mr. Parnes questioned why the water line was dropped to Park Avenue. Mr. Petruccelli explained that United Water requested it. Mr. Parnes stated that the amount of disturbance would be reduced.

Mr. Zamft and Mr. Greechan did not feel this change was significant.

Mr. Petruccelli was expecting a letter from New Rochelle this week confirming the change. Mr. Parnes also requested a recommendation from the fire chief regarding the fire hydrant location.

Mr. Parnes questioned the status of the maintenance agreement of the drainage system. Mr. Petruccelli explained that the attorney for the Harrington's will submit a petition to the Village Board to create a drainage district for the four houses so that the residents will pay taxes to the Village to maintain the system.

Mr. Eric Zamft presented himself to the Board and referred to his memo of December 7, 2011 regarding the review process. On August 8th the preliminary plat was approved and the final plat is in substantial agreement. Since the comments were more editorial in nature, Mr. Zamft stated he is confident that the Board can proceed, pending the comments of the other consultant and the public, with the approval of the final subdivision plat.

With regard to the site plan, Mr. Zamft stated his comfort with the plan, as is.

With regard to the permits, Mr. Zamft referred to Mr. Tomasso's memo. Mr. Parnes questioned whether a final plat can be achieved prior to the granting of the special permits. Mr. Zamft explained that the permits were tied more closely to the site plan.

Mr. Parnes suggested that Mr. Petruccelli review Mr. Zamft's comments.

Mr. Hugh Greechan, Woodard & Curran presented himself to the Board and reviewed his comments.

No one was present from the public to comment.

Mr. Parnes mentioned that the Building Inspector was requesting an additional \$10,000 in escrow to cover approximately \$3,000 in outstanding review fees and anticipated review and site inspection costs; \$2,000 per lot subdivision fee will be due upon final plat approval.

Mr. Parnes proposed continuing with the special permits and, subject to incorporating the comments of the consultants, all construction notes be added with regard to the percolation tests, furnishing a letter from the water department and fire department, and submitting a satisfying drainage maintenance agreement he felt the Final Plat can be approved. Assuming this is achieved by next month, a final plat approval can be attempted at the next meeting.

The public hearing was left open.

The Session concluded at 8:30 p.m.

The Session was called to order at 8:31 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
Jerry Parnes
Bernhard Preiser
Robert Paley

Board Member Absent: Paul Paino

Present: Hugh Greechan, Woodard & Curran
Paul Petretti, Engineer
Elliott Winston, Resident
Carolyn Fry (Dash), Resident
Barbara Block, Resident
David Block, Resident
Aims Filore, Resident
Eugene Miller, Resident
Sonja Lee, Resident

2. Public Hearing Elizabeth Tampone
3 Lot Subdivision
50 Heatherdell Road

Chairman Pellegrino read the legal notice.

Mr. Paul Petretti presented himself to the Board and explained that a 3 lot subdivision was being requested. The existing home would be demolished. A cul-de-sac area is being proposed off of Heatherdell Road with a 34 ft. radius. The property is zoned for 7,500 sq. ft. lots. All of the proposed lots are larger: Lot "A" is 11,680 sq. ft.; Lot "B" is 9,679 sq. ft. and Lot "C" is 12,284 sq. ft. with the steep slope deductions. The footprint of the house cannot exceed 30% of 7,500 sq. ft.

The proposed houses are 3,500 sq. ft. each. There is an existing pool which will remain.

A site easement is being proposed along Heatherdell Road which will be cleared of the trees and low shrubs. A proposed landscaping plan was presented.

Mr. Petretti stated that the site lends itself nicely to dealing with stormwater and drainage. An on-site stormwater detention system is being proposed for the cul-de-sac pavement area. All impervious areas will have drywells in place.

As a preliminary matter, Chairman Pellegrino requested that proximity plans showing distances of all of the adjoining driveways and buildings (and those opposite the property) be made available for the next meeting.

The layout of the houses was discussed by Mr. Petretti. Mr. Paley questioned whether fill would be used. Mr. Petretti replied there may be some fill needed in the front of the houses.

Mr. Petretti stated that the stormwater detention would be built for a 50-year storm.

The size and efficiency of the cul-de-sac was discussed.

Chairman Pellegrino invited visitors' comments.

Mr. Elliot Winston, 27 Old Mill Lane, presented himself to the Board and expressed his concern for the slope on his property and the lack of ability of the slope to hold water. Mr. Petretti assured the resident that no existing vegetation would be removed from the slope and the stormwater detention system would reduce the amount of water running down the slope at one time.

Chairman Pellegrino explained to Mr. Winston that Mr. Hugh Greechan's firm, Woodard & Curran is the consulting engineer working on behalf of the Village for this project, and his firm will be providing the Planning Board with an independent analysis of the applicant's proposals and plans.

Ms. Carolyn Fry (Dash), 45 Heatherdell Road, expressed concern for her view once the new houses are in place. Mr. Petretti showed Ms. Fry his sense of what would be her view by presenting the proposed plans and indicating where the new houses would be placed.

Mr. David Block, 49 Heatherdell Road, also expressed his concern for the view once the new houses were put in place and questioned the number of trees which would be taken down.

Mrs. Sonja Lee, 19 Old Mill Lane, presented herself to the Board and questioned the number of houses which were going to be built and asked to see the layout of said houses.

Ms. Anna Filore, 25 Old Mill Lane, presented herself to the Board and expressed her concern for the water run off coming from the slope.

VILLAGE OF ARDSLEY**PLANNING BOARD
DECEMBER 12, 2011**

In response to the concerns about views and the houses themselves, Mr. Pellegrino explained that the site plan will ultimately show the configuration of the lots, and within each lot, a building envelope with the necessary front, rear and side-yard setbacks under the zoning law; in other words an area in which the houses may be set; the exact location of each house will be finalized at the time the Board of Architectural Review reviews the house design plans which are not subject to the jurisdiction of the Planning Board. In response to drainage concerns, Mr. Pellegrino reiterated that the Planning Board, with Woodard and Curran's assistance, will be carefully reviewing and evaluating the drainage issues.

Chairman Pellegrino suggested a site visit take place with Pat Cleary in attendance. All were in favor. Based on the need for additional plans and information, he moved for a continuance of the hearing. Mr. Preisser seconded, all were in favor.

The Session ended at 9:17 p.m.

VILLAGE OF ARDSLEY

**PLANNING BOARD
DECEMBER 12, 2011**

Board Members in Attendance:

Robert Pellegrino, Chairman
Jerry Parnes
Bernhard Preiser
Robert Paley

Board Member Absent:

Paul Paino

3. Continuation of Public Hearing
Amended Site Plan/Planting
Plan Approval
25 Park Avenue

Mr. & Mrs. Bernard Holzman

The Board indicated that this application was approved and closed at the November meeting. Therefore, no hearing took place.

VILLAGE OF ARDSLEY

**PLANNING BOARD
DECEMBER 12, 2011**

Board Members in Attendance:

Robert Pellegrino, Chairman
Jerry Parnes
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Robert Paley

Board Member Absent:

Paul Paino

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| 4. | Continuation of Public Hearing
Subdivision, Steep Slope/
Wetlands
Cross Road/Ashford Avenue/
Sprain Road/Ardsley Road | Irvington Builders |
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The application was adjourned until the next meeting.

Respectfully submitted,

Lorraine McSpedon
Planning Board Secretary