

The Session was called to order at 8:04 p.m.

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

Present:    Hugh Greechan, Woodard & Curran  
   Larry Tomasso, Building Inspector

2.       Review and Comment                      Mr. Maurice Hyacinthe  
              Converting vacant office/retail  
              Space into a hair salon  
              27 Center Street

Chairman Pellegrino opened the application. Mr. Tomasso presented himself to the Board and explained the property was located in the DeCicco shopping center. The property was formerly used as a temporary music store and then a Channukah store.

The application, according to Mr. Tomasso, is a cut and dry change of use application. The issue concerns the parking waiver which the DeCicco shopping center has been operating under. There is a 33% reduction in parking since the usage varies during the course of the day due to the types of businesses in the center. However, any time a new tenant occupies the property, the waiver is no longer in effect until the Village Board issues a new waiver. One of the conditions of the waiver is that it be heard for review and comment by the Planning Board and then be approved by the Village Board.

Mr. Tomasso stated that the current parking is less stringent than previously since Cold Stone used to have 14 spaces reserved on the premises. There are approximately 25-28 spaces available at this time. The parking requirements for a hair salon are one parking space for every 150 sq. ft. of floor area.

Chairman Pellegrino polled the Board and there were no comments made.

The session concluded at 8:07 p.m.

The Session was called to order at 8:08 p.m.

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

Present:                      Andrew Cortese  
   Kim Martelli, Architect  
   Antonio Capicotto, Hudson Engineering  
   Hugh Greechan, Woodard & Curran  
   Larry Tomasso, Building Engineer  
   Joann D'Emilio  
   Inna Shteynberg  
   Leslie Kimmelman  
   Irwin Margolin  
   Mike Morano

3.            Public Hearing                      CCI Properties  
                 New House  
                 Wilmoth Avenue

Chairman Pellegrino read the legal notice.

Ms. Kim Martelli, Architect, and Mr. Antonio Capicotto, Hudson Engineering, presented themselves to the Board. The property in question, according to Ms. Martelli, is on a future proposed street, Wilmoth Avenue. The property has now been staked out. A right of way will need to be built for access to this development. A roadway is being proposed which terminates at the catch basin allowing the impervious run-off from the right of way to be caught.

Ms. Martelli requested feedback from the Board on the proposed termination point.

Hugh Greechan stated that the application looks reasonable to him. He stated he has reviewed some preliminary stormwater designs, which look good. Mr. Greechan requested the calculation for the back wall.

Ms. Martelli stated the planner has requested to look at clearing the building. The ideal location for the cul tecs need to be found given the perk tests which have been done on the site.

Mr. Capicotto stated that the cul tees were designed to hold the full storm volume of a 100-year storm.

Mr. Parnes questioned whether or not the lot would be regarded. Mr. Capicotto confirmed that some regarding would be necessary in order for the driveway to have a proper pitch. The ultimate cut-off from the site will be on the back corner. Therefore, there will be no change of the point of discharge from the site from the ground run-off.

Ms. Martelli stated that in order to derive how to start at the right of way elevation, data was pulled from the previously approved development.

The driveway width was discussed with Mr. Tomasso.

Ms. Martelli stated that the impervious surface run-off needs to be collected in order to recreate the old swale which used to exist. Therefore, there will some level of a control structure which would be an open air system.

Ms. Leslie Kimmelman presented herself to the Board and expressed her concern regarding the drainage.

Mr. Antonio Capciotto explained that the existing flow of water along the surface will not be touched. Therefore, the drywells will collect the balance.

Mr. Irwin Margolin, 40 year resident, stated that the drain on Wilmoth has helped but has not solved the drain water problem.

Chairman Pellegrino asked Mr. Greechan if he has looked over the Morano project. Mr. Greechan responded that he has not.

With regard to the drywells, Mr. Greechan explained that any increase in the groundwater will be localized and groundwater will go down vertically.

Mr. Capicotto explained that the grade on a portion of the property would be raised 2-3 feet.

Chairman Pellegrino requested that Mr. Greechan determine what grading has been done on the Morano property as well as the geometry of the Morano house. Mr. Greechan explained that the groundwater amount will remain unchanged.

Ms. Martelli confirmed with Ms. Kimmelman that there would be a basement on the premises.

The proposed house location was discussed by Ms. Martelli with Mr. Irwin and Ms. Kimmelman.

Ms. Joann D'Emilio confirmed the location of Wilmoth Avenue.

Mr. Irwin questioned Mr. Pellegrino on the possibility of a hammerhead turn around and the feasibility of such a plan. Mr. Pellegrino stated that that would not be determined this evening.

Mr. Pellegrino requested a meeting be held prior to the next Planning Board meeting between himself, Ms. Martelli and Mr. Tomasso regarding the site plan and the time line.

The application was continued to next month.

The Session concluded at 8:37 p.m.

The Session was called to order at 8:38 p.m.

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

Present:                      Mike Morano  
   Hugh Greechan, Woodard & Curran  
   James H. Sorooch  
   Larry Tomasso, Building Inspector

4.                      Informal Discussion                      Natalia Morano  
                                 Changing Proposed  
                                 Water Main Extension

Mr. Mike Morano presented himself to the Board and stated that United Water has looked at the property and mentioned that he cannot put the water main in, United Water must do that. The total cost will range between \$75,000 - \$80,000. United Water suggested a hydrant be placed at the end of Plainview and a copper service be run in front of the house.

Chairman Pellegrino suggested the CCI applicants split the cost of the water main. Ms. Martelli explained that CCI has the ability to connect directly to United Water. Mr. Morano suggested he could tap in also. Mr. Tomasso mentioned he had no issue with this suggestion due to the potential cost involved.

Mr. Tomasso explained that United Water will not be responsible for the copper service. It would be the responsibility of the homeowner. Mr. Tomasso suggested a heavy duty copper line be used. Mr. Tomasso also requested that Mr. Greechan insure that the hook up on the main be code-compliant.

The Session concluded at 8:42 p.m.

The Session was called to order at 8:44 p.m.

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

Present:                      Hugh Greechan, Woodard & Curran  
   Matt Kennedy  
   Paul Petretti, Engineer

5.                      Continuation of Public Hearing                      Irvington Builders  
                                 Subdivision, Steep Slope;  
                                 Wetlands  
                                 Cross Road/Ashford Avenue  
                                 Sprain Road/Ardsley Road

Mr. Paul Petretti, Engineer, presented himself to the Board and recapped the previous discussions regarding the drainage. There are steep slopes on the property as well as a wetlands area.

There is a stream with blockages which runs through the property. A stormwater quality basin will be built. A planting plan has been started as well. A conservation parcel will also be on the property and a wetlands permit will be required.

Once the bank of the stream is reconstituted, a conservation easement will appear 25 feet from the stream.

Mr. Greechan stated that as far as the hydraulics running through the site, Mr. Petretti has done a good job. Mr. Greechan mentioned that a Westchester County Stream Control Permit will be required and he did not think it should be a problem to obtain.

Mr. Petretti stated that he would make a phone call tomorrow to Paul Garrett, Town of Greenburgh. He will also file for a stormwater construction permit.

Mr. Petretti looked at the FEMA map from 1978. There have been many alterations since this map was designed. The flood plane in the 1978 model is outdated.

Mr. Greechan suggested a calculation be done to determine the additional wetlands which are being created.

**VILLAGE OF ARDSLEY**

**PLANNING BOARD**

**MAY 14, 2012**

Mr. Tomasso questioned whether or not flood plane development permits can be issued prior to the FEMA issue being resolved.

Mr. Pellegrino suggested the preliminary plat be on the next agenda.

Mr. Petretti addressed the flood plane issues. He mentioned that he needed to go to the County for a permit. Mr. Petretti requested he return within two months.

The Session concluded at 9:00 p.m.

The Session was called to order at 9:01 p.m.

Board Members in Attendance:                      Jerry Parnes  
   Robert Paley  
   Bernhard Preiser  
   Art Hunter

Recused:    Chairman Pellegrino

Present:                      Hugh Greechan, Woodard & Curran  
   Larry Tomasso, Building Inspector  
   Mrs. Harrington  
   Rudy Petruccelli, Engineer  
   Michael Guarneri, Jr.

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

Mr. Petruccelli presented himself to the Board and mentioned that he has submitted the sanitary sewer plan to the Health Department. It has been approved and the plans have been returned.

The purpose of tonight's hearing is to seek site plan approval, plat approval and a resolution.

Mr. Parnes stated that he has received correspondence indicating that the Planning Board did not receive documentation until this evening. The consultants, however, have reviewed the documentation. Since preliminary plat has been approved and the consultants' comments have been received, Mr. Parnes did not want to delay the application. The Board will review the documentation over the next two weeks and Eric Zamft can draft a resolution for approval at that time. The open items are the site plan, the wetlands and steep slopes.

Mr. Greechan stated the only open item he has is perk tests and cannot be completed until the fill is replaced.

Mr. Tomasso suggested that the resolution can be drafted with conditions of approval. One of the issues in question is the bonding for the road. There will be conditions during and after construction as well. It can be a three section resolution. Mr. Tomasso will meet with Messrs. Greechan and Zamft prior to the next meeting.



Mr. Tomasso noted that all necessary permit applications are in order. The final plat will need to be approved and the site plan issues can also be discussed.

Mr. Petruccelli explained that the zoning is for a 7,500 sq. ft. area and all of the houses exceed that limit. All of the houses need steep slopes and one wetlands permit will be required.

The open items include the water line which is owned by United Water. The actual location of the fire hydrant will need to be determined. United Water also allowed a five foot easement around the property. They also have a temporary easement in place at this time.

The sanitary sewer line has been submitted to the Health Department. They have signed off on it. Drainage will be discussed at the next meeting.

Mr. Parnes questioned who would maintain the cul-de-sac. Mr. Petruccelli stated that the Village should create a drainage district for the four houses and charge them for the maintenance. Mr. Parnes stated that the Village Attorney did not want to take the maintenance over. This issue will need to be clarified. Mr. Tomasso confirmed Mr. Parnes' understanding. The Village, according to Mr. Tomasso, preferred a homeowners' association be responsible for the maintenance. Mr. Petruccelli did not agree with this decision. Mr. Tomasso confirmed that the Village did agree to maintain the cul-de-sac, however.

There were no further questions from the Board.

The Session concluded at 9:10 p.m.

The Session was called to order at 9:12 p.m.

Board Members in Attendance:

Jerry Parnes  
Robert Paley  
Bernhard Preiser  
Art Hunter

Recused:

Robert Pellegrino, Chairman

Present:

Hugh Greechan, Woodard & Curran  
Larry Tomasso, Building Inspector  
Michael Criscuolo  
Paul Marchand  
Michael Federman  
Joseph Schoder  
Chris Colin  
Donato R. Pannella  
Pat Kennedy

7. Public Hearing  
New House  
Orlando Avenue

Mr. Robert Pellegrino

Mr. Parnes read the legal notice.

Mr. Pellegrino stated that the plans have been filed for a one-family residence with a retaining wall in the rear with steep slopes. The details are on the plans with respect to each of the features. Mr. Greechan has given his comments on the plans.

Mr. Greechan stated that he has reviewed the revised plans and the only outstanding issues are the design of the retaining wall, which is a matter of working with Uni-Lock. It is a seven foot with a good concept. The actual dimensions are not on the plans and should be added.

Mr. Dan Panella, office of Mike McGarvey, presented himself to the Board. He explained that the revised set of plans before the Board address the comments which were issued by the Village engineer. The retaining wall will be located on the rear of the property behind the grass area. The design of the wall will be approved prior to the building permit being issued. The location of the wall was discussed but since it is not on the property line, Mr. Parnes did not seem to think it would be a problem.

Mr. Greechan stated that the overflow has been addressed. There is an inspection scheduled with the sequencing.

The steep slope issue was discussed between the house and the wall.

The driveway will be fairly level but pitched toward the garage. There will be no drain provided. The grade and elevation of the house and garage were discussed.

There is a rock in the basement which may or may not be removed. As a result of Mr. Schoder's concerns regarding the method for removing the rock, Mr. Tomasso gave a detailed explanation of the process.

Mr. Parnes requested the numbers for the land coverage and impervious surface and well as the allowable square footage.

Mr. Joe Schoder, 33 Orlando, presented himself to the Board and questioned what was being approved this evening. Mr. Parnes explained that there may not be any approvals this evening but that the Board will hear comments from the public regarding the site plan approval. Mr. Tomasso explained that site plan approval is being sought this evening, which is necessary for a building permit to be issued. Upon site plan approval, a building permit can be issued and construction must start within one year.

Mr. Schoder expressed his concern regarding the steep slope issue. Mr. Parnes requested a design be submitted by the engineer prior to approval.

Mr. Schoder also brought up the topic of variances and Mr. Parnes explained that no variances will be required.

Mr. Parnes requested Mr. Pellegrino show 1 in 20 drainage plans with details.

A walk thru was scheduled for Saturday, May 19<sup>th</sup> at 9:00 a.m.

As a recap, Mr. Parnes noted that the Board requires a 1 in 20 plan, including all of the tables and a retaining wall design was requested as part of the steep slopes. The height of the house should be included.

The public hearing was continued to next month.

The session concluded at 9:52 p.m.