

The session was called to order at 8:00 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
Paul Paino
Lori Hunter
Robert Paley

Board Member Absent: Jerome Parnes

3. Informal Hearing Subdivision
649 Ashford Avenue

Applicant: 649 Ashford Avenue, LLC

Present: Mr. Paul J. Petretti, Engineer
Ms. Lorraine Landau

Chairman Pellegrino advised that the presentation this evening was preliminary and informal and recapped the project by explaining that this parcel of land has a substandard driveway with a total frontage of approximately 25 ft. The Planning Board could not entertain this application without a variance by the Zoning Board, which has been granted. This application is now being heard by the Planning Board to determine the prospect of a two lot subdivision.

Mr. Petretti, engineer for the applicant, presented himself to the Board and stated that Ms. Landau, property owner, is becoming frustrated with the current situation surrounding this piece of land. Mr. Petretti stated that he believes the property is too large for one house, therefore, approval for two houses is being sought.

Mr. Petretti stated that the prospect of purchasing the property was presented to Mr. Pat Kennedy, adjacent property owner, who does have an interest in developing a road which will lead into the property, but does not want to purchase it at this time. Mr. Petretti did advise Mr. Kennedy that once this subdivision is underway, there will be large infrastructure costs involved. Mr. Petretti elaborated on the details of the drainage, the flood plain, and the wetlands.

Mr. Petretti confirmed the applicant's desire to make application for a two lot subdivision with the hope that she can build one house and hold the second lot and at some point the property would be purchased by Mr. Kennedy. Chairman Pellegrino suggested making application for a one lot subdivision without prejudice to her right to later subdivide. Mr. Petretti stated that would be awkward in this situation.

Chairman Pellegrino confirmed Ms. Landau's understanding that when the property was purchased, it was a one lot parcel with no promise of it ever being a two lot parcel.

Therefore, since it was an oversized one lot parcel, it was an adequate piece of land for one house. The excess land, however, was viewed by Chairman Pellegrino as having value to Mr. Kennedy.

Chairman Pellegrino explained that the job of the Planning Board was not to condition one or the other and stated that the applications would be looked at separately. However, if Ms. Landau's goal is to build one house on the property, then a one lot subdivision without prejudice to future rights would expedite the process. The proposed two lot subdivision will take longer due to the drainage and driveway issues which will need to be addressed.

Mr. Petretti stated that the only concern with the property will probably be the driveway issue. Chairman Pellegrino agreed since the property was located upland but that the other issues would need to be addressed as well.

Mr. Petretti stated Ms. Landau's desire to start the process for approval of a two lot subdivision. Mr. Petretti also stated that he would send his proposed plan for Mr. Kennedy to Mr. Hugh Greechan, Woodard and Curran, tomorrow, in order for Mr. Greechan to make submissions. The hope is that the Landau and Kennedy projects can begin to come along.

Mr. Petretti stated that Mr. Kennedy's action on the parcel may alleviate Ms. Landau's drainage issues. Chairman Pellegrino brought up the fact that Mr. Kennedy does not know for sure, if he were to purchase the property, whether or not he would get a second lot. Mr. Petretti stated that he explained this fact to Mr. Kennedy.

Mr. Petretti explained how the proposed Kennedy road would affect the parcel.

Chairman Pellegrino mentioned to Mr. Petretti that a requirement by the Planning Board will be to have some testing done with regard to the oil or heating fuel spill, since the previous building has come down. Mr. Petretti stated that some testing has been done since the building was taken down and New York State did a spill closure. Chairman Pellegrino requested that the DEC's results be presented to the Board at the appropriate time.

Mr. Petretti requested an application be considered. Chairman Pellegrino stated that a public hearing would be scheduled. Chairman Pellegrino stated that he and the Building Inspector agreed that, although it will be a new public hearing, the fees to the applicant will be waived.

Mr. Pellegrino explained that Mr. Petretti would have to treat this as though it were a new public hearing and the appropriate paperwork will need to be done.

Mr. Paley discussed the confusing calculations since the proposed lot was untypical. Mr. Petretti defended his calculations and explained the problem arises due to the long driveway on the premises. Chairman Pellegrino questioned Mr. Petretti as to whether the driveway and all other paved areas were being taken into account when calculating the house FAR. Mr. Petretti stated that he was taking every square inch into account, i.e., driveway, walkways, steps, house and turnaround area.

Discussion ensued regarding the prospect of the school children walking through the property.

Ms. Landau stated that in her previous conversations with Mr. Tomasso she was not advised as to the possibility of a two lot subdivision be approved. Mr. Tomasso gave her a little hope but just gave her the facts. Chairman Pellegrino stated that Mr. Tomasso advised him that Ms. Landau was advised that there were no guarantees with regard to a two lot subdivision approval being granted. Ms. Landau agreed with Chairman Pellegrino's statement.

Ms. Landau stated her belief that one home would look awkward on this large parcel of land. Additionally, a larger home would be out of character with the neighborhood. Chairman Pellegrino disagreed with the idea of aesthetics since the homes will not be visible from the roads. Additionally, he reminded Ms. Landau that the Planning Board's job was not to concern themselves with the aesthetics or tax points of view, but, rather the geometry and drainage issues.

Chairman Pellegrino stated he may speak with Larry regarding the possibility of contracting Woodard and Curran or someone else to confirm the wetland and flood plain engineering and stated that he does have faith in Mr. Petretti and realizes that Mr. Petretti respects his own license.

Chairman Pellegrino requested that Mr. Petretti bring copies of the easements with him for the sewer when he returns. Chairman Pellegrino also requested a copy of the title of the property as well as any other easements.

The session ended at 8:25 p.m.

ARDSLEY, NEW YORK

**PLANNING BOARD
FEBRUARY 14, 2011**

Board Members in Attendance: Robert Pellegrino, Chairman
 Paul Paino
 Lori Hunter
 Robert Paley

Board Member Absent: Jerome Parnes

1. Project - Continuation of Public Hearing Adjourned
 Subdivision
 23 Park Avenue

 Mr. and Mrs. Patrick Harrington

This hearing was adjourned until March, 2011.

Board Members in Attendance: Robert Pellegrino, Chairman
 Paul Paino
 Lori Hunter
 Robert Paley

Board Member Absent: Jerome Parnes

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

 Mr. and Mrs. Bernard Holzman

This hearing was adjourned until March, 2011.

The next Planning Board meeting will be held on Wednesday, March 14, 2011.

Chairman Pellegrino did not yet have a chance to review the January minutes.

Respectfully submitted,

Lorraine McSpedon