

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

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

Board Members Absent: Lori Hunter
 Paul Paino

1. Project - Public Hearing
 Subdivision, Steep Slope and
 Wetlands
 Cross Road/Ashford Ave/Sprain Rd/
 Ardsley Rd

- Present - Paul J. Petretti – Engineer
 Patrick Kennedy - Applicant
 Bernard Biviano – 177 Sprain Rd., Scarsdale, NY
 Catherine Biviano – 177 Sprain Rd., Scarsdale, NY
 Joseph Cuomo – 21 Cross Road, Ardsley, NY
 Norma Scabre – 637 Ashford Avenue, Ardsley, NY
 Theresa Carabello – 637 Ashford Avenue, Ardsley, NY
 Nick Barcus – 19 Cross Road, Ardsley, NY

Chairman Pellegrino read the legal notice for consideration of a subdivision on the property located at Cross Rd./Ashford Ave./Sprain Rd./Ardsley Rd., Ardsley, NY 10583 (Sheet 4B, Block 0000, Lot P79D on the Tax Maps of the Village of Ardsley) located in an R-3 Zone. The area of the lot is approximately 5.63 acres.

Approval is being sought for an 11 lot subdivision, as well as a Steep Slope and Wetlands Permit pursuant to Section 18 of the Code of the Village of Ardsley, in addition to Planning Board Site Plan approval.

Chairman Pellegrino announced that the public hearing was now open and invited the applicant to give a brief overview of the proposal. Chairman Pellegrino explained that tonight was the beginning of the process and the Board is seeing the plans for the first time at this evening's meeting. The Village will involve a consulting engineer as well as a planning engineer in this process. Therefore, tonight's presentation was one step in a multi-step project.

Chairman Pellegrino advised the residents that approximately 1-2 years ago, this project was presented informally to the Planning Board, however, the issue of density was brought up and since that time the applicant has been working in conjunction with Mr. Petretti to develop something which was less dense and, also, to address the drainage issues.

Mr. Paul J. Petretti, project engineer and surveyor, presented himself to the Board to give an overview of the proposed project. Mr. Petretti explained the outline of the parcel of land in question. The lot sizes, according to Mr. Petretti are all in excess of the 7,500 sq. ft. maximum permitted; they run from 11,500 sq. ft. to 27,800 sq. ft.

Mr. Petretti explained that a water main will be brought in. An independent sewer will also be put in.

Mr. Petretti explained that he believes the drainage and the Sprain Brook are the most important things to deal with. The proposal calls for numerous drainage improvements. Mr. Petretti spoke about the clogged culvert box and the retaining wall issues. Mr. Petretti proposed to clean out the culvert. The hydraulic efficiency will be improved downstream and the water level will be dropped.

Mr. Petretti pointed out the long channel which runs through the property and mentioned the proposal is to widen the channel to improve the flow of water.

Chairman Pellegrino questioned when the last FEMA map was drawn up. Mr. Petretti explained that the initial flood plane map was done in the 1970's; subsequently FEMA started working on remapping throughout the country via the lydar technique. Mr. Petretti explained that the lydar technique is weak and that FEMA is aware of that fact. Therefore, FEMA also has an elevation certificate whereby an applicant can hire an engineer to prove to FEMA that the elevation is higher than the flood plane and, therefore, will not require flood insurance.

Mr. Joseph Cuomo, resident since 1970's, indicated that the flood plane now encompasses his house. The creek near his home was deepened by the Army Corp. of Engineers in the 1970's which improved the flooding conditions. Chairman Pellegrino mentioned that the culvert to the East of Mr. Cuomo's property was flooding the entire area.

Discussion ensued regarding the flood plane and flow of water during storms.

Mr. Petretti mentioned that there is an 18" pipe in the culvert.

Mr. Nick Barcus spoke about the Nepperhan Avenue situation in Yonkers and the widening and cleaning of the catch basin and suggested that perhaps a good clean out was needed in Ardsley. Mr. Petretti explained the plans for the channel in Ardsley and the impossibility of walking through at certain spots without chest waders on.

Chairman Pellegrino agreed with the fact that something needed to be done to the channel to improve the flow and also mentioned that permits would be necessary. He mentioned that the County would also need to be involved. He also agreed with Mr. Petretti's proposed plans for the culvert.

Mr. Petretti stated that an opportunity now existed to clean up the channel which will help the project. Ms. Norma Scabre confirmed with Mr. Petretti that all of the construction debris in the channel would be cleaned out.

Mr. Biviano expressed concern regarding his well water situation and Mr. Petretti stated he did not believe it would be impacted. Mr. Petretti advised Mr. Biviano that he would now have the opportunity to tie into the water system.

Mr. Joseph Cuomo requested specifics on the proposed cul-de-sac.

Ms. Norma Scabre questioned the positioning of the house on the larger parcel. Chairman Pellegrino explained that the site plan will determine where the house is located and that it will be developed over time.

Mr. Petretti advised Mr. Nick Barcus that the proposed homes will have basements.

Chairman Pellegrino explained once again that this process was in the early stages and until a site plan is developed, everything can change.

Chairman Pellegrino stated that Mr. Petretti will establish the escrow and that the planner may be at the next meeting. The Planning Board will also need to declare themselves lead agency and a full EAF will need to be conducted.

Mr. Paino made a motion to continue the public hearing, seconded by Mr. Paley.

The session was adjourned at 8:59 p.m.

Respectfully submitted,

Lorraine McSpedon
Planning Board Secretary