

The Session was called to order at 8:07 p.m.

Board Members in Attendance: Chairman Pellegrino
Paul Paino
Robert Paley

Board Members Absent: Lori Hunter
Jerry Parnes

Present: Hugh Greechan, Consultant
Eric Zamft, Siccardi & Schiff
Deborah Post, Community Housing Innovations, Inc.
Conrad Roncati, Community Housing Innovations, Inc.

1. Review and Comment
Water Wheel Project

Chairman Pellegrino opened the review and comment session. Mr. Conrad Roncati, Community Housing Innovations, Inc, appearing on behalf of Ardsley Water Wheel Partners, presented himself to the Board and explained that he has presented before this Board previously and has since been before the Board of Architectural Review and the Zoning Board of Appeals. Comments, suggestions and recommendations have been received from each of the Boards and have been implemented in the plan.

Chairman Pellegrino disagreed with Mr. Roncati and stated that the plans being presented this evening are identical to those previously presented. Mr. Roncati explained that this evening's plan was updated. Chairman Pellegrino disagreed and stated that the sidewalk and the screening on the southerly end have not been updated. Mr. Roncati explained that the landscaping had been updated with new trees and that the plan he is referring to this evening was given to Mr. Tomasso approximately one week ago. Chairman Pellegrino stated that this new plan was requested months ago. Mr. Roncati explained that the buffer issues have been discussed with the Board of Architectural Review and the Zoning Board and he is just now getting back to the Planning Board with those recommendations. Additionally, the chain link fence has been eliminated.

Chairman Pellegrino realized that the Board was not in possession of the newest plans even though they were requested months ago.

Mr. Roncati explained that he had modified the elevation along Route 9A, showing the additional evergreens along the face of the project.

Chairman Pellegrino questioned the distance from the existing curb and the proposed sidewalk. Mr. Roncati responded it would be 30 feet. Mr. Roncati plans to apply for DOT funds for the construction of the sidewalk. The sidewalk will be in the public right-of-way and there will be 30 feet to the building.

Mr. Roncati explained the additional landscaping which had been included on the new plan. Mr. Greechan mentioned that there are proposed cul tech storm water units in the area which cannot be landscaped. Chairman Pellegrino questioned what the view going up Revolutionary Road would look like.

Chairman Pellegrino stated that the Board would be happy to look at finalized plans once the cul tech has been fully designed and the landscaping is in place.

Mr. Roncati responded that the final design will come during the construction phase. Mr. Greechan disagreed and stated that the design should be completed prior to construction. Chairman Pellegrino again requested plans showing the area to be utilized by the cul tech along with the landscaping and stated that until that time, he has no comments. He also requested additional landscaping beyond the present plan.

Mr. Paley requested how residents will get to nearby shopping without a sidewalk. Mr. Roncati responded that they will drive. Mr. Paley suggested making a small path from the property to Route 9A. Chairman Pellegrino suggested revising the sidewalk grant. Mr. Roncati stated that that has already been considered, however, the small segment in question does not benefit the community as a whole. Chairman Pellegrino suggested doing calculations on the cost of a small path with a step.

Mr. Paino agreed with Chairman Pellegrino's request to see the full drainage site plan prior to approval.

Mr. Greechan requested design calculations for the proposed 30" pipes which run through the property. Mr. Roncati explained the proposed design. Mr. Greechan requested a written proposal and stated that one pipe may be more efficient than two pipes.

Mr. Paino requested a maintenance plan for the drainage system.

Chairman Pellegrino requested a new landscaping plan and Mr. Greechan reminded Mr. Roncati that a buffer needs to be in place between the landscaping and the retention system. Mr. Roncati agreed.

Mr. Roncati mentioned that the BAR has requested more traditional or Colonial light fixtures be considered and that he is looking into this. Additionally, a security light will be installed behind building #4.

The Session ended at 8:45 p.m.

The Session was called to order at 8:47 p.m.

Board Members in Attendance: Chairman Pellegrino
Paul Paino
Robert Paley

Board Members Absent: Lori Hunter
Jerry Parnes

Present: Paul J. Petretti, Engineer
Hugh Greechan, Consultant
Jerry Petraglia
George Laoutaris
J.B. Hernandez
Lorraine Landau

2. Informal Hearing for One House Subdivision
649 Ashford Avenue

Chairman Pellegrino opened the session and stated that a public hearing would take place at the next meeting at no charge to the applicant for the second application.

Mr. Paul Petretti presented himself to the Board. Chairman Pellegrino stated his interest was in the drainage features and the driveway. Mr. Petretti stated that the driveway would not be widened. The drain lines will empty into a drywell from the top of the hill. The drywell overflow will enter into Sprain Brook. The roof leaders from the house will enter into two additional drywells which will also empty into the Sprain Brook.

Chairman Pellegrino questioned the accuracy of the FEMA maps. Mr. Petretti stated that there are many inconsistencies with the maps.

Mr. Petretti stated that there is a lot of debris in the brook which will need to be cleaned out.

Mr. Petretti requested a Wetlands Watercourse Permit and possibly, Flood Plane Development Permit.

Chairman Pellegrino confirmed with Mr. Petretti that the wetlands buffer be marked out and verified with Mr. Tomasso. Chairman Pellegrino also requested a copy of the title report along with any additional documents. Chairman Pellegrino also requested a copy of the County Sewer report.

Regarding additional drains coming in from Sprain Road, Chairman Pellegrino questioned if there were any easements governing them. Mr. Petretti stated that there were not. Chairman Pellegrino requested a copy of the DEC's closure letter along with a map of the area from Mr. Petretti, who agreed.

Chairman Pellegrino questioned the current condition of the East side of the brook. Mr. Petretti responded that there is an embankment which should not pose any problems. Continuing North there is no sign of erosion. Chairman Pellegrino mentioned an easement might be necessary for work to be done by the Village. Additionally, the owner of the property may need to do some work and Mr. Petretti was requested to take a look at the area.

Mr. Greechan mentioned that the County may be responsible for the maintenance of the culvert.

Chairman Pellegrino requested an escrow of \$5,000 be set up with the Building Inspector and that a public hearing be scheduled for the next Planning Board meeting. Additionally, all outstanding items were requested two weeks in advance of the public hearing. Chairman Pellegrino also stated that landscaping may be considered.

The Session ended at 9:00 p.m.

The Session was called to order at 9:05 p.m.

Board Members in Attendance: Chairman Pellegrino
Paul Paino
Robert Paley

Board Members Absent: Lori Hunter
Jerry Parnes

Present: Paul J. Petretti, Engineer
Hugh Greechan, Consultant
Patrick Cleary, Cleary Consulting
Joseph Cuomo
Patrick Kennedy

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

Chairman Pellegrino introduced Mr. Patrick Cleary, Cleary Consulting, as the Planning Consultant on this project since Siccardi & Schiff will no longer be working on this project.

Chairman Pellegrino stated that the Planning Board intends to declare itself the lead agency on this project.

Mr. Petretti began by explaining that the project involved an eleven lot subdivision with a road pattern around the property. The lots all meet the required Code and are located in an R-3 Zone of 7,500 sq. ft. and all of the lots are larger than the zone threshold. There is a County trunk sewer which runs through the property and will handle the sanitary needs.

Regarding drainage, Mr. Petretti stated that a constructed wetlands is being proposed. The invert of the stream is approximately 175.8 and the channel is very flat. Mr. Petretti mentioned the drain line and agreed to investigate its exact location. Mr. Petretti stated that the plan is to eliminate the 90 degree turn out of the channel and rip rap one side of it, in addition to constructing a head wall and cleaning the blockages.

Mr. Petretti spoke regarding the water main and explained where it would be located.

Chairman Pellegrino questioned who Mr. Petretti planned on dealing with FEMA as it relates to the flood plain and changing the course of the water. Mr. Petretti responded that there is something called the Letters of Map Amendment which requires an application and explanation of the proposed plans.

Mr. Petretti stated the culvert currently has the capacity of 350-400 cubic feet/second. Mr. Petretti stated that upon completion of the project, the ponding which occurs behind the culvert will have less of a probability of occurring. Chairman Pellegrino requested that this situation be studied.

Chairman Pellegrino confirmed with Mr. Petretti the houses which would be located in the flood plain.

Chairman Pellegrino complimented Mr. Petretti on the job he has done with this property and Mr. Greechan agreed.

Patrick Cleary questioned whether any borings had been done where the pond used to be. Mr. Petretti stated that he had not and was not sure what was under there. Mr. Petretti stated that there used to be four ponds which were not very deep and stated he believes there will be a lot of sand and gravel at the bottom.

Chairman Pellegrino stated that the curb cut was a Greenburgh issue and suggested Mr. Petretti speak with Greenburgh regarding the status and suggested the work be done sooner than later to obtain a firm approval. Mr. Petretti agreed to send a mailing to all involved agencies.

Chairman Pellegrino moved for a resolution declaring the Village of Ardsley's Planning Board's intent to act as lead agency in connection with the environmental review process to be conducted on 6MRCR R+617 NY State Environmental Quality Review Act, commonly referred as SEQRA, for an action known as Irvington Builders, Cross Road Subdivision. The applicant would circulate a notice of intent of the Village of Ardsley's Planning Board intent to the various interested parties a list of which will be given to the applicant. Seconded by Mr. Paley and passed unanimously.

The Session ended at 9:30 p.m.

Respectfully submitted,

Lorraine McSpedon
Recording Secretary