

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

Board Members in Attendance: Robert Pellegrino, Chairman
 Robert Paley
 Bernhard Preisser

Board Members Absent: Jerry Parnes
 Paul Paino

2. Project - Continuation of Public Hearing
 25 Park Avenue

Present - Sal Morelli
 Myrna Holzman
 Bernard Holzman
 Mike Rivera

Chairman Pellegrino explained that this evening's application regarded the wrap-up on the landscaping. The purpose of the hearing was for a site visit to be scheduled and Chairman Pellegrino requested the landscape architect be present at the visit.

Mr. Morelli questioned the necessity of having the landscape architect present since all planting were done according to the plan. Chairman Pellegrino stated that the Planning Board did not approve the landscaping plan. The plan which was used was a proposed plan. Mr. Morelli stated that according to Larry Tomasso, this plan was approved. Chairman Pellegrino stated that he spoke to Mr. Tomasso three hours ago and was told a site visit should be scheduled.

The site visit was planned for Saturday, June 25, 2011 at 10:00 a.m.

The Session was concluded at 8:05 p.m.

The Session began at 8:06 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
 Robert Paley
 Bernhard Preisser

Board Members Absent: Jerry Parnes
 Paul Paino

6. Project - Review and Comment
 645 Saw Mill River Road
 Ardsley Market Corp.
- Present - Jamal Alubai, Tenant
 Hamood Saleh
 Edward P. Marron, Jr., Engineer

Mr. Edward Marron, engineer, presented himself to the Board. Chairman Pellegrino confirmed with Mr. Marron that a one-story retail space was being rented by the applicant, the two-story space was currently being rented by HVAC contractor, therefore, the property remains a mixed use property.

Mr. Marron presented the Board with a plan showing the existing parking lot which contains 19 un-striped parking spaces. Mr. Marron stated that the applicant has met with Mr. Tomasso and the landlord to discuss traffic flow. It was determined that once the lot is restriped, a handicapped space will need to be added on the far right hand side of the parking lot. Additionally, on the upper left-hand side of the property, improvements will be made which will involve removing the current wall and adding a stone wall with several stairs leading to the gas meters and replanting the area. The height of the back wall will be 4 ft. in one corner, 3.6 ft. in the other corner and gradually go down to nothing.

In addition, back-to-back parking is being proposed for employees of the market and the HVAC store. The hope is that the HVAC contractor will park his vans in this area.

A one-way is being proposed for the parking lot. Chairman Pellegrino expressed his concern for the one-way proposal.

Mr. Tomasso presented himself to the Board and Chairman Pellegrino questioned the number of spaces which would be required for this applicant. Mr. Tomasso explained that this case is a legal non-conforming issue and since it is going retail-to-retail, there is no increase in parking requirements. While there were deficiencies with the original approvals for this space, the current tenant will continue to abide by the previously approved requirements.

Chairman Pellegrino questioned whether tandem parking spaces were treated in any particular way. Mr. Tomasso stated that tandem spaces are not included with the parking requirement. However, this situation does not require additional parking. Therefore, the creation of the tandem spaces is an attempt to squeeze more cars into the parking lot.

Presently, the requirement is for 19 spaces, however, there will only be 18 spaces due to the handicapped space.

Angled parking was proposed, however, if this is done, an additional space would be lost. The angle parking reduces the travel way by 1 foot, however, it make it easier for customers to enter and exit the parking lot and it forces the lot to be structured as a one-way. If one-way traffic is approved, ground striping will be required since signs are not desirable.

It was suggested that a sign be posted on the Ridge Street side of the building to alert traffic that there is no thru traffic.

Discussion ensued regarding the curb cut and the potential run off. It was discussed that the curb should be opened up on the far left side of the property to encourage parking in the tandem spaces.

Mr. Tomasso stated that his belief is that the site works better with diagonal parking especially since this property will more active than it presently has been.

Chairman Pellegrino questioned the condition of the pavement and Mr. Marron noted that some areas are good and some areas are not. Those areas which need repair will be handled by the landlord. Mr. Tomasso mentioned that there are areas of the sidewalk which also need repair.

With regard to employee parking permits, the tenant is prepared to comply with this if the Board so chooses. The employees will then park across the street and pay \$150/year for that benefit.

The Board determined that they were in favor of angle parking.

The sessions ended at 8:25 p.m.

The Session opened at 8:27 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
Robert Paley
Bernhard Preisser

Board Members Absent: Jerry Parnes
Paul Paino

3. Project – Site Plan/Wetlands Permit
649 Ashford Avenue

Present – George Laoutaris
Gerry Petraglia
Paul J. Petretti, Engineer
Lorraine Landau – Property Owner
Hugh Greechan – Woodard & Curran

Mr. Paul J. Petretti, engineer, presented himself to the Board and explained that he had conducted a site visit with Hugh Greechan. Plan revisions have been made, most of which relate to drainage. One of the changes relates to moving grading from the wetland buffer. The possibility of installing guide railing was discussed with Mr. Greechan at the site visit.

The drainage changes were discussed. There is currently a 12” independent drain line which should handle all of the water running down from a particular area, as indicated on the plans by Mr. Petretti. Mr. Petretti stated that there is not much water to handle in this particular area.

Chairman Pellegrino stated that he was in possession of a memo from the building inspector, as well as a memorandum from Woodard & Curran. Chairman Pellegrino noted a number of missing items which included:

House size
SWPPS
Existing water and sewer lines
Fire sprinkler systems
Flood plain development permit will not be required

Chairman Pellegrino requested a one-page plan which includes:

Property line
Stream
Easements
Utilities
Drain lines
Flood plain

Chairman Pellegrino requested that the buildings not be shown on the above plan. The improvements can be included, however, there should not be any topo.

Mr. Hugh Greechan presented himself to the Board and noted that a couple of changes have been made to the plans since the last version.

- A perc test and the drywells would need to be taken care of eventually.
- The fill looks as though it has been moved from the wetlands buffer.
- The Westchester County Stream Control Permit needs to be obtained in the next few weeks.
- The debris must be removed from the property line.

Mr. Petretti stated that he plans to go to the Westchester County DEA with respect to the manhole.

Mr. Greechan requested water service details be included on the next set of plans.

Chairman Pellegrino requested that the Stream Permit and manhole issues could be taken care of prior to the next meeting.

The house size was discussed by Chairman Pellegrino and Mr. Tomasso gave a brief explanation of the 30% rule.

Chairman Pellegrino stated that he feels the house is sized appropriately for the area.

Ms. Lorraine Landau, property owner, questioned where the tax formula could be obtained and was advised to contact the Town Assessor.

The Session concluded at 8:46 p.m.

The Session opened at 8:47 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
Robert Paley
Bernhard Preisser

Board Members Absent: Jerry Parnes
Paul Paino

4. Project - Continuation of Public Hearing
Steep Slope/Wetlands
Cross Road/Ashford Ave/
Sprain Rd/Ardsley Rd
Irvington Builders

Present - Patrick Cleary, Consultant, Village of Ardsley
Hugh Greechan, Woodard & Curran
Paul J. Petretti, Engineer

Chairman Pellegrino requested whether or not all of the green return receipt cards had been returned. Mr. Petretti replied that the Planning Board of the County of Westchester had not responded. Chairman Pellegrino suggested Mr. Petretti follow up with the County.

Chairman Pellegrino stated that he would like to plan a site visit to the site before the weather gets too hot. The site visit was scheduled for 11:00 a.m., Saturday, June 25, 2011.

Mr. Hugh Greechan questioned whether or not the Army Corps of Engineers had ever responded to Mr. Petretti's February letter. Mr. Petretti stated that that have not responded and he believes that they are not interested in this project.

Chairman Pellegrino read the DEC's comments regarding the possibility that the project lies in the area which may be of archeological sensitivity. Chairman Pellegrino did not believe the area of disturbance for this site would be a problem.

Chairman Pellegrino read the Resolution confirming the Planning Board's intention to serve as Lead Agency regarding the SEQRA review for Sprain Brook Manor at the Ardsley Subdivision, for property located off of Cross Road, effective June 30, 2011. The Resolution was seconded by Mr. Paley and passed unanimously.

The Session ended at 9:00 p.m.

VILLAGE OF ARDSLEY

**JUNE 13, 2011
PLANNING BOARD MEETING**

Board Members in Attendance:

Robert Pellegrino, Chairman
Robert Paley
Bernhard Preisser

Board Members Absent:

Jerry Parnes
Paul Paino

5. Project – Review and Comment
1 Elm Street

This hearing was adjourned for the month of June.

The next Planning Board meeting will take place on July 12, 2011.

Respectfully submitted,

Lorraine McSpedon
Planning Board Secretary