

The Session began at 8:04 p.m.

Board Members Present:     Robert Paley  
   Bernhard Preisser  
   Paul Paino  
   Jerome Parnes

Board Member Recused -     Robert Pellegrino, Chairman

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

                 In Attendance -     Ms. Barbara Harrington  
   Mr. Hugh Greechan  
   Mr. Rudolph Petruccelli  
   Mr. Mike Rivera

Mr. Parnes confirmed with Mr. Petruccelli that the preliminary plat still needed to be approved. Many other design items needed to be discussed as well and the Village does not want to take over the maintenance of the system. Mr. Petruccelli confirmed that a declaration to that effect had been created.

Mr. Paley commented on the geometry of the project and the rear elevation of the project.

Mr. Parnes stated that there are a number of permits required as well as an application. Additionally, a number of points need to be addressed on the dedicated system.

Mr. Parnes stated that once preliminary approval is granted, construction would need to commence or a performance bond would need to be obtained. Mr. Petruccelli stated that he needed to proceed to the Health Department for approval first. Mr. Petruccelli also stated that he needed a negative declaration from the Planning Board as well as preliminary approval on the plat which will be submitted to the Health Department. Once it is returned from the Health Department, it will be presented to the Planning Board for final approval.

Mr. Hugh Greechan, consultant, stated that the items mentioned at the last meeting have all been addressed.

Mr. Mike Rivera, 21 Park Avenue, presented himself to the Board to question whether or not the wetlands would be taken care of at this time or at a later date. Mr. Parnes stated

that it would be dealt with prior to approving the final plat. Mr. Rivera felt that the design would be well under way prior to deciding if the wetlands are acceptable and he believed it should be dealt with prior to moving forward.

Mr. Petruccelli stated that everything will be reviewed by the Building Inspector to ensure the criteria for wetlands, steep slope, drainage, etc. are met. The house has been moved away from the wetlands, according to Mr. Parnes. Mr. Rivera stated that the house still impacts the wetlands and there is no reason why it should. Mr. Pellegrino explained that only the geometry of the lots was being approved. Mr. Rivera disagreed with the layout. Since the lots are oversized, Mr. Petruccelli stated that more opportunity for the design exists.

Mr. Parnes made a motion for the Board to approve the Preliminary Plat for 23 Park Avenue subject to, at a minimum, resolving all required permitting which includes wetlands, steep slopes, excess building heights, storm sewer district, storm water retention system and maintenance, and construction documents prior to considering final Plat approval, as well as all items recorded in all previous minutes to date which have not yet been resolved. The motion was carried by unanimous vote.

The Session ended at 8:21 p.m.

The Session began at 8:22 p.m.

Board Members Present:     Robert Paley  
   Bernhard Preisser  
   Paul Paino  
   Jerome Parnes

Board Member Recused -     Robert Pellegrino

2.       Project -             Continuation of Public Hearing  
   25 Park Avenue

In Attendance -             Steve Lopez, Landscape Architect  
   Hugh Greechan, Woodard & Curran  
   Mike Rivera, Resident

Mr. Steve Lopez, Landscape Architect, presented himself to the Board. Mr. Pellegrino, speaking as a resident, mentioned that two neighbors, including himself, met Mr. Lopez and walked the site.

Mr. Lopez stated that the two issues to be discussed are the view from Mr. Pellegrino's property and the view from Mr. Rivera's property. Mr. Lopez presented a hand drawn amendment to the previous plan to address the aforementioned concerns. The view from the top of the hill will be enhanced with the addition of three or four evergreens between the existing trees and from the other property to the West, the center tree will be replaced with an evergreen and the planting of a flat of ivy along the wall, consisting of approximately 2 dozen plugs or small 3" pots of ivy. Within a few years the wall will begin to be covered.

There are a few outstanding planting items which need to be completed in the circle, etc. Mr. Lopez did discuss the possibility of putting additional plantings along the wall with the Holzmans.

Mr. Pellegrino requested a copy of the revised plan. Mr. Lopez explained that the builder had planted a soldier row of evergreens across the top of the wall. Mr. Lopez suggested breaking the row up to include some evergreens above and some below the wall. The builder complied with the first half of the wall at the time of the site visit and explained that he would complete the wall shortly.

The Holzmans prefer to use the plants which they purchased and have already put on site.

Mr. Lopez stated that he would prefer semi-sheered plants be installed.

Mr. Rivera stated that the applicant planted what they wanted prior to submitting a plan for approval by the Board. He believes the project is being “thrown together.” Mr. Rivera also noted that the limits of disturbance have still not been addressed and requested a new plan with the concerns of the neighbors and the restoration work being addressed. Mr. Lopez stated that he is being put in an awkward position since he does not know the extent of the restoration work.

Mr. Lopez suggested taking the lawn out and taking leaves out of the woods and spreading them around to make the lawn look like the woods.

Mr. Parnes requested Mr. Lopez submit to the Board a final plan, incorporating those items which Mr. Lopez can stand by professionally and add whatever he feels is appropriate. At the next meeting either a visit will be undertaken or a determination will be made as to whether or not an agreement can be reached or if another opinion is required. Mr. Parnes stated that nothing is approved at this time.

Mr. Lopez was advised to concentrate on planting survivable plants and the screening for Mr. Rivera’s view.

The Session concluded at 8:35 p.m.

The Session began at 8:36 p.m.

Board Members Present:     Robert Pellegrino, Chairman  
                                     Robert Paley  
                                     Bernhard Preisser  
                                     Paul Paino  
                                     Jerome Parnes

3.     Project -             Continuation of Public Hearing  
                                     Subdivision  
                                     Steep Slope/Wetlands  
                                     Cross Road/Ashford Ave./  
                                     Sprain Rd./Ardsley Rd.

In Attendance:     Mr. Paul J. Petretti – Engineer  
                                     Mr. Hugh Greechan – Consultant

Mr. Petretti gave the following update on the project.    A site walk occurred recently and the issue was related to FEMA and moving the stream. Mr. Petretti will proceed with the balance of the project, including addressing Pat Cleary, Planning Consultant's, comments. Some of the flood plain issues will be dealt with, and the subdivision has yet to be approved.

A County engineer has also been brought to the site. The Planning Dept. for the Town of Greenburgh has also been invited to take a look at the property by Mr. Petretti and they will formally give the plans to the Town Engineer.

The Session concluded at 8:40 p.m.

The Session began at 8:41 p.m.

Board Members Present:     Robert Pellegrino, Chairman  
                                     Robert Paley  
                                     Bernhard Preisser  
                                     Paul Paino  
                                     Jerome Parnes

6.        Project -        Special Permit for an increase above the basic permitted land coverage to construct a patio around an existing in-ground pool.

In attendance:        Joseph Randone, Homeowner

Mr. Randone explained to the Board his understanding of the need for a Special Permit.

Mr. Randone showed pictures to the Board of the proposed patio and presented a piece of stone which would be used for its construction. Mr. Randone explained that he already had a permit for the pool and the coping around the pool and explained that he wanted to do some patio work around the pool.

Chairman Pellegrino questioned the additional type of work which had been done on the premises. Mr. Randone explained the various improvements.

Mr. Randone explained to Mr. Parnes how the stones would be constructed and how the drainage would work.

Chairman Pellegrino moved to approve the permit subject with the understanding that un-grouted pavers are being installed on a sand bed. Seconded by Mr. Paley and passed unanimously.

The Session concluded at 8:47 p.m.

The Session began at 8:48 p.m.

Board Members Present:     Robert Pellegrino, Chairman  
                                     Robert Paley  
                                     Bernhard Preisser  
                                     Paul Paino  
                                     Jerome Parnes

4.        Project -        Review and Comment  
                                     1 Elm Street

In attendance:        Bernard Adler – Traffic and Parking Cons. Elm Street Sports Group  
                                     Hugh Greechan, Woodard and Curran  
                                     Paul J. Petretti, Elm Street Sports Group, Site Engineer  
                                     Donald Scherer, CEO, Elm Street Sports Group  
                                     Joan Scherer, Elm Street Sports Group  
                                     Warren Scherer, Elm Street Sports Group  
                                     Stephanie Israel, Elm Street Sports Group  
                                     Jim Coleman, Architect, Elm Street Sports Group  
                                     Patricia Hoffman, Attorney, Elm Street Sports Group  
                                     Patrick Cleary, Cleary Consulting

Mr. Donald Scherer, CEO, Elm Streets Sports Group, presented himself to the Board and introduced his fellow attendees.

Mr. Scherer began his presentation, however, Chairman Pellegrino discouraged a formal presentation and instead, requested a project overview with a summarization. Chairman Pellegrino explained that the Planning Board is not voting tonight.

Mr. Scherer explained that the warehouse at 1 Elm Street, in the B-2 District was being proposed for the Sports Group. The front office building will be left intact, and the warehouse portion of the building will be taken down. That portion will be replaced with a three-story structure. On the first floor will be parking, on the second floor will be four basketball courts and on the top floor will be an open turf area (245 x 100ft.). The building will comprise the same footprint as the old warehouse.

The parking requirement for the property is not addressed by the Town for this type of facility. As far as the office space is concerned, there is 18,000 sq. ft. of support office space for patrons to wait for courts, where bathrooms and customer service will be located, and party rooms will also be located in the area.

Mr. Scherer explained the logistics of a busy Saturday and felt that more than adequate parking was available. The Elm Street entrances were explained by Mr. Scherer.

Discussion ensued regarding the fact that the parking lot is located in the flood plain. Mr. Scherer explained that he has cleaned the drains and was able to alleviate some of the flooding.

Mr. Petretti gave a review of the flooding situation in the area and its effect on the Elm Street property.

Mr. Greechan stated that it is a very flat area and the difference between a 10-year flood and a 100-year flood is only 1-1/2 ft. Therefore, Elm Street will be flooded two times per year.

Mr. Cleary stated that development related issues do not exist for this project, it is a redevelopment with a reduced footprint. It is a bad situation which will not get any worse and, in fact, will probably improve. The real issue is operational in terms of the amount of people and how they are cycled through the area, hours of operation, number of employees, etc.

Mr. Bernard Adler, Professional Traffic Engineer, gave an overview of the traffic impact which looked at the intersections of Elm Street. Mr. Adler stated that it was assumed that the majority of the traffic will be coming from the South during peak hours. Mr. Pellegrino questioned this statement.

The intersection of Lawrence was also analyzed. The peak hours during weekdays would be 4:00 – 5:00 p.m. and on Saturday it would be approximately 12:00 - 1:00 p.m.

Parking and traffic were compared to a similar facility in Brewster. That facility is slightly larger at 118,000 sq. ft. versus Elm Street's 85,000 sq. ft. It has 177 parking spaces versus 138. The cars coming in and out were counted during peak time on Saturday and the number of parked cars was also looked at. Given this analysis, approximately 55 trips would be generated during the peak hour on a Saturday at Elm Street.

In terms of parking, it was determined that Saturday's peak demand would generate 60 cars. Since 138 on-site parking spaces and 13 off-site parking spaces are available, the parking situation should not be a problem.

Mr. Paley confirmed that Ashford Avenue was not included in the analysis since it was considered to be a poorly operating condition.

Mr. Preisser questioned the site distance ability of the Elm Street intersection for exiting traffic travelling northbound. Chairman Pellegrino agreed with Mr. Preisser's concern and stated that this is his primary concern with the project.



Mr. Parnes questioned whether the existing foundations will be up to code. Mr. Scherer confirmed that the foundation is sufficient. A parapet wall, according to Mr. Petretti currently exists. Mr. Parnes did not understand why the wall should remain since it will trap water and debris. Chairman Pellegrino questioned where the water would recede from. Mr. Petretti explained where the water would flow out.

Mr. Scherer stated he would like to proceed to the Zoning Board at the end of July, informally.

Chairman Pellegrino explained that the Planning Board is generally in favor of the project, however, their opinion will be given later in the process.

The Session concluded at 9:30 p.m.

The Session began at 9:31 p.m.

Board Members Present:     Robert Pellegrino, Chairman  
                                     Robert Paley  
                                     Bernhard Preisser  
                                     Paul Paino  
                                     Jerome Parnes

5.        Project -        Site Plan/Wetlands Permit  
                                     649 Ashford Avenue

In attendance:        Gerry Patraglia  
                                     Paul Petretti, Engineer  
                                     Lorraine Landau, Property Owner  
                                     Hugh Greechan, Consultant, Woodard and Curran

Chairman Pellegrino gave a recap of the project. The project was originally a two lot subdivision which wound up becoming one lot, requiring site plan approval, a wetlands permit and a Stormwater Pollution Prevention Plan. The issue of the house size needs to be determined and, additionally, a possible floor plan development permit may be needed.

The condition of the easterly side of the stream was a concern with regard to existing rip rap. Some changes have been made to the topo to avoid filling in certain wetlands areas. Final site plan is now being considered, conditionally, with the exception of the house size.

Mr. Hugh Greechan explained that the original submission included some encroachment on the wetlands and drywells had been proposed. The fill was removed and four drywells were installed. Additionally the pipe size was increased. The alignment of the drain was also changed. A guide rail has also been installed.

The house is above the 100-year flood plain and there is no fill within the wetland area.

Mr. Greechan had previously approved the SWPPS, according to Mr. Pellegrino. With regard to the flood plain development permit, Mr. Greechan spoke with Dave Smith, Westchester County, today, who approved the permit.

Chairman Pellegrino gave an explanation of the 30% rule with regard to the house size.

Chairman Pellegrino outlined the Building Inspector's items which included a fire sprinkler system be installed, the applicant must go before the BAR with respect to the exterior design of the house, and a building permit is required as well as the required approvals by the County.

Chairman Pellegrino moved to approve the site plan for the house on the property and moved to approve the wetlands permit, as well as to approve the waiver of the 30% rule, subject to additions by Westchester County stream control permit. This final plan should indicate a flood plain line of 100-year and also show all of the topo which has been discussed.

An easement for the benefit of the Village to access the property for purposes of addressing the stream will be drafted by the Village Attorney. It will be the obligation of the owner and its successors to maintain the stream to keep it clear. The easement will show meets and bounds and should be shown on the final drawing.

The applicant is obligated to maintain the rip rap and the driveway and the eastern bank of the stream.

Seconded by Mr. Parnes and passed unanimously.

Chairman Pellegrino made a motion to close the public hearing. No one appeared in opposition. Seconded by Mr. Preisser and passed unanimously.

The Session concluded at 9:42 p.m.

The next meeting of the Planning Board will take place on Monday, August 8, 2011.

Respectfully submitted,

Lorraine McSpedon  
Planning Board Secretary

**VILLAGE OF ARDSLEY**

**PLANNING BOARD  
JULY 11, 2011**