

**VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING**

**AUGUST 8, 2011**

This Session was called to order at 8:05 p.m.

Board Members in Attendance:                 Jerry Parnes, Acting Chairman  
Bernhard Preisser  
Robert Paley

Board Member Absent:                         Paul Paino

Board Member Recused:                     Robert Pellegrino, Chairman

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

Present:         Ms. Barbara Harrington, Applicant  
                      Mr. Hugh Greechan, Consultant, Woodard & Curran  
                      Mr. Patrick Cleary, Cleary Consulting

Mr. Parnes opened the meeting by giving an overview of the last meeting, at which the preliminary plat was approved, verbally, by the Board. As a result, that ruling had been formalized in writing.

Mr. Parnes briefly read the ruling into the record.

Mr. Parnes reminded the applicant that the preliminary plat was approved last month by a vote of 4-1.

The Session was adjourned at 8:10 p.m.

**VILLAGE OF ARDSLEY  
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**AUGUST 8, 2011**

This Session was called to order at 8:11p.m.

Board Members in Attendance:                Jerry Parnes, Acting Chairman  
    Bernhard Preisser  
    Robert Paley

Board Member Absent:                        Paul Paino

Board Member Recused:                     Robert Pellegrino, Chairman

2.        Project -                Continuation of Public Hearing  
    25 Park Avenue

             Present -            Mr. Larry Tomasso, Village of Ardsley

The applicants, Mr. & Mrs. Bernard Holzman, were unable to attend the meeting.

The Board requested that the landscape architect submit a plan with the commitments which were made, including the types of shrubs, with the number of each and the locations of each for further review by the Board.

The Session concluded at 8:12 p.m.

**AUGUST 8, 2011**

Board Members in Attendance: Jerry Parnes, Acting Chairman  
Bernhard Preisser  
Robert Paley

|    |         |   |   |
|----|---------|---|---|
| 3. | Project | - | Review and Comment<br>1 Elm Street  |
|    | Present | - | Paul J. Petretti, Engineer<br>Michael O'Rourke, Adler Consulting<br>Patricia L. Hoffman, Attorney<br>Stephanie Scherer, Applicant<br>Donald Scherer, Applicant<br>Joan Scherer, Applicant<br>Larry Tomasso, Village of Ardsley<br>Patrick Cleary, Cleary Consulting |

Mr. Scherer mentioned that there was a question regarding the Elm Street/9A issue. Adler Consulting, traffic consultants, viewed the intersection and concluded favorably regarding the intersection.

Mr. Preisser reminded the applicant that the concern regarding the Elm Street/9A intersection centered around the fact that the traffic consultant assumed that most traffic would exit southbound from Elm Street. Mr. Scherer explained that the conclusion of the traffic study was based upon 51 trips, in and out, and on the assumption that there would be 51 trips in and out on an hourly basis, which the consultants did not believe would impact the 9A traffic.

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Mr. Cleary explained that the regardless of the direction of the vehicles travelling along 9A, the level of service at the intersection degrades only to a level of service "C" at the intersection, which is clearly an acceptable level. If the level degrades below "C", closer attention would be paid to the trip distribution, however, the relatively low trip generation rate and the fact that the level of service is acceptable is less of a concern than what was believed to be the case at last month's meeting.

Mr. Paley questioned the site lines on Saw Mill River Road and it was determined they were acceptable from a technical perspective. Mr. Cleary stated that the wide throat is problematic and suggested stripping and adding a larger shoulder on the inbound side. Mr. Scherer agreed with the recommendations.

Mr. Parnes suggested the parapet wall be revised to a see through barrier to allow it to be opened up for safety reasons and drainage of the structure. Mr. Scherer agreed to work on the recommendation.

Mr. Parnes made a motion to state the Planning Board's opinion. The Planning Board supports the project. Recommendations are: 1) to address the intersection entering 9A; 2) to review the need for parapet walls at grade level, separating parking from the street, and considering a more open retaining barrier; 3) the applicant has responded to technical comments in the memorandum dated August 8, 2011, to the Planning Board and 4) in the future, a more detailed site plan will be re-submitted for review and comment. Seconded by Mr. Preisser and passed unanimously.

The Session concluded at 8:24 p.m.

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Board Members in Attendance:

Jerry Parnes, Acting Chairman  
Bernhard Preisser  
Robert Paley

Board Members Absent:

Paul Paino  
Robert Pellegrino, Chairman

4. Continuation of Public Hearing  
Subdivision  
Steep Slope/Wetlands  
Cross Road/Ashford Ave./  
Sprain Road/Ardsley Road

The session was adjourned until next month.

The meeting was adjourned at 8:30 p.m.

The next meeting of the Planning Board is scheduled for Monday, September 12, 2011 at 8:00 p.m.

Respectfully submitted,

Lorraine McSpedon  
Planning Board Secretary