

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

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

Board Members Absent:                              Bernhard Preiser  
   Paul Paino

Present:    Luiz Silva, Owner, Rivera Bakeshop

5.        Review and Comment                      Riviera Bakeshop  
            Site Plan Modification

Chairman Pellegrino and Mr. Tomasso had a conversation at the diaz regarding the proposed wall to be built on the premises.

Mr. Tomasso explained that his understanding is that the water from the recent hurricane topped over the current wall.

Chairman Pellegrino explained that Mr. Parnes felt that the current plan would have the least impact and the grade is not really being changed. The owner is attempting to create a box. Chairman Pellegrino agreed with Mr. Parnes' point that there would only be flooding if the water actually tops the wall. However, the only way to prevent flooding is to create a waterproof bath tub for the area.

Mr. Silva stated that he understands it will never be 100% dry. There is a flood door ¾" of the way up and there are also pumps in the area.

Mr. Parnes confirmed with Mr. Silva that the requested wall will serve as a barrier which will slow down the water coming in so that the pumps can work efficiently.

Mr. Silva stated that four additional pumps exist which can help handle the water.

Chairman Pellegrino requested that the architect submit his plans on letterhead. Mr. Silva stated that he is in receipt of such documentation.

Mr. Silva stated he is requesting the back wall be raised 18". The fence will be placed on top of the raised wall. Mr. Tomasso indicated that pressure would not be increased on the wall.

Mr. Parnes stated that the new wall will not be waterproofed and suggested the architect do more to protect the premises.

Mr. Parnes recommended that the architect look at the structural requirements for the wall for vehicles and also look at making the system more water tight.

Chairman Pellegrino recommended, based upon the fact that the plan really increases the height of the walls as they currently exist, and the grade of the parking lot is not changing, that this application be subject to the applicant giving additional thought to some waterproofing features and a new drawing being submitted showing detail drawings as to the manner in which the pitch will raise the water and the walls will be integrated into the existing wall.

The Session concluded at 8:16 p.m.

The Session was opened at 8:18 p.m.

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

Board Members Absent:                    Bernhard Preiser  
    Paul Paino

Present:                                        Ed Marron, Jr., Downtown  
    Steven Blau, Downtown  
    Andre Green, Landlord

4.        Review and Comment                Astoria Federal Savings & Loan  
            731 Saw Mill River Road        By Socratic Dialogue d/b/a  
    Downtown

Mr. Ed Marron presented himself to the Board and explained that there have been issues with insurance and contractors, therefore, the work has been coming along slowly. The permit was issued on Friday.

Mr. Marron gave an overview of the proposed project and explained that a restaurant is being proposed in the original Captain Video store. A referral from the Trustees is being sought this evening. A variance was received from the Zoning Board for the parking requirement last month since the use was being changed from retail to restaurant and, therefore, additional parking is required.

Mr. Marron explained that the refuse area will not be changed, however, containers will be used in the future. The front façade will remain unchanged except that the door hinges will be reversed and the doors will swing in the opposite direction and handicapped usage will be implemented.

Mr. Marron and Mr. Blau explained that the restaurant will be family-style with 90-100 seats. Normal business hours will be lunch and dinner consisting of American and Greek cuisine. Chairman Pellegrino questioned if this venue would be a non-freestanding diner. There will not be a bar now or in the future. The existing entrance will be used. There is an underground water line which will need to be increased, the electric and gas is currently in place. Additional bathrooms will be added. The delivery process was discussed.

Mr. Blau explained that he and his partner have been looking in Dobbs Ferry, Irvington and Hastings for the last 3 or 4 years for a restaurant location.

The sidewalks have been repaired, according to Mr. Marron.

Chairman Pellegrino mentioned that a letter had been received, dated today, from Mr. Anthony Mercurio, proprietor, Paul Anthony Salon, expressing his concerns regarding the parking situation. Chairman Pellegrino questioned whether there were currently any parking restrictions. Mr. Blau and Mr. Marron explained the current situation and indicated that the only restricted parking involved 4 or 5 spaces for Astoria Federal.

The rooftop equipment was discussed by Mr. Marron. Chairman Pellegrino expressed his concerns regarding visibility from Heatherdell.

Mr. Parnes stated that he felt the parking should be looked at further, however, since it has been approved by the Zoning Board, he had no further comment.

The Session concluded at 8:45 p.m.

**VILLAGE OF ARDSLEY**

**PLANNING BOARD  
SEPTEMBER 12, 2001**

The Session opened at 8:49 p.m.

Board Members in Attendance:                Jerry Parnes  
   Robert Paley

Board Members Absent:                        Bernhard Preiser  
   Paul Paino

Board Member Recused:                       Robert Pellegrino, Chairman

Present:     Mr. Mike Rivera, Resident

1.       Continuation of Public Hearing       Mr. & Mrs. Bernard Holzman  
         Amended Site Plan  
         Planting Plan Approval  
         25 Park Avenue

Discussion ensued between the Board and Mr. Tomasso and Mr. Rivera regarding the proposed planting plan.

Mr. Tomasso presented the most recent planting plan which was reviewed by the Board, with input from Mr. Rivera.

After careful review of the most recent plans, dated August 11, 2011, a favorable nod was expressed by Messrs. Paley and Parnes and Mr. Tomasso was advised to alert the applicants to move forward with the plans and to return for a vote at the next meeting, since there was not a quorum this month.

The Session concluded at 8:45 p.m.

**VILLAGE OF ARDSLEY**

**PLANNING BOARD  
SEPTEMBER 12, 2001**

Board Members in Attendance:

Robert Pellegrino, Chairman  
Jerry Parnes  
Robert Paley

Board Members Absent:

Bernhard Preiser  
Paul Paino

2. Review and Comment  
1 Elm Street

Elm Street Sports Group  
Mr. Donald Scherer

The application was adjourned.

**VILLAGE OF ARDSLEY**

**PLANNING BOARD  
SEPTEMBER 12, 2001**

Board Members in Attendance:

Robert Pellegrino, Chairman  
Jerry Parnes  
Robert Paley

Board Members Absent:

Bernhard Preiser  
Paul Paino

3. Review and Comment  
New House  
Saw Mill River Road

Mr. Emelio Escalades  
Parasol Corp.

The application was adjourned.

The next meeting of the Planning Board will take place on Tuesday, October 11, 2011.

Respectfully submitted,

Lorraine McSpedon