

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
MONDAY, MARCH 11, 2019**

I. Call to Order

The Chair called the meeting to order at 8:02 PM.

Present: Rob Pellegrino, Esq., Chair
Altin Batska
Paul Bialowas
Susan Jainchill

The Chair announced that the Agenda would be taken out of order.

**II. Orange Realty & Consulting, Inc.
909 Saw Mill River Road
Review of Parking Requirement to Convert Vacant Retail / Former Photo Store into
a Real Estate / Consulting Firm
Review and Comment to the Board of Trustees**

Present: Rob Pellegrino, Esq., Chair
Altin Batska
Paul Bialowas
Susan Jainchill

The Chair announced that the Planning Board had reviewed the Building Inspector's memorandum concerning Craig Weitz's application to take occupancy of the old Advanced Photo store, and that the Planning Board has no comment as everything seems in order and the parking requirements are less stringent for Mr. Weitz's use than they were for Advanced Photo.

**III. Crossroad Building Corp.
By Patrick Kennedy, Irvington Builders Inc.
Sprain Road and Cross Road / Ashford Avenue
Final Subdivision Approval
for a Proposed 5.8 Acre Subdivision Plat Approved May 8, 2017
Public Hearing**

Present: Rob Pellegrino, Esq., Chair
Altin Batska
Paul Bialowas
Susan Jainchill

Also Present: Patrick Kennedy, applicant
Richard Blancato, Attorney
Paul Petretti, engineer
Shannon Lines, 649 Ashford Avenue, Ardsley, NY (917-783-7283)
Bernard Biviano, 177 Sprain Road, Ardsley, NY (347-886-8731)
Mr. Ajish, 21 Cross Road, Greenburgh, NY (914-356-0474)

The Chair read the Legal Notice.

Open Public Hearing

Mr. Kennedy produced the nineteen “green cards” received in response to the notices mailed.

The Chair noted that Mr. Tomasso had advised the Board that applicant’s engineer stated that the conditions of the preliminary plat approval had been addressed and that Westchester County Health Department had given approval for the subdivision.

The Chair stated that he concurs with Mr. Tomasso’s recommendation that the applicant forward copies of the final plat, along with all pertinent documentation, to the Village’s engineering and planning consultants, and that both Woodward & Curran and Pat Cleary be present at the next meeting to answer any questions that the Planning Board may have. The Chair also pointed out that the applicant needs to follow up with the Building Department to ensure that the escrow account is adequately funded for this phase of the project.

Board members requested a work session on, and the Village’s consultants’ input on, the latest set of drawings as they relate to the Negative Declaration. Board members expressed concern about the grading plan and would like applicant to minimize disturbance and harm fewer trees.

Board members had questions or comments about building on the lot with the pond, the lack of basements, a potential curve in the roadway, the moratorium on gas, and safe pedestrian access to the middle school.

Mr. Blancato stated that he was preparing a declaration of covenants and easements for the pond area for Village Attorney Ponzini's review. The Chair said it should be a draft, as it may be affected by what the Board of Trustees allows the Planning Board to do.

The Board asked applicant to add topography to the drawings that show the trees, showing page 7 (trees) and page 2 (grading) together, and asked applicant to insure that the topography is tied back to the right grade in the next set of drawings.

The Chair reminded applicant to follow up with the Building Department regarding the escrow to preclude further delay.

The Chair asked if any member of the public wished to speak on this matter.

Mr. Ajish stated that there is no sidewalk in front of his property now and he does not want one. Mr. Petretti advised that Mr. Ajish's property, which is in Greenburgh, goes to the edge of the pavement. Mr. Ajish stated that he does not object to a wall behind his property as long as the water goes into the brook. The Chair noted that walls over a certain height are required to have a safety fence.

The Chair stated that he would discuss a possible work session with the Building Inspector and would advise accordingly. The Chair asked the members of the public present to provide phone numbers if they wished to be notified of any work session.

The Public Hearing was then adjourned to the following month.

**IV. Mr. and Mrs. Martin Dahlgaard
559 Ashford Avenue
Special Permit Application , to increase Basic Permitted Floor Area, for a Proposed
1,224 sf Addition on the Northwest Side of Existing Dwelling
Public Hearing**

Present: Rob Pellegrino, Esq., Chair
Altin Batska
Paul Bialowas
Susan Jainchill

Also Present: Martin Dahlgard
Oscar Ovalle of the office of Daniel Mayet, architect
Christian Hernandez
Richard Zlotowitz, 25 Lincoln

The Chair read the Legal Notice

Open Public Hearing

Applicant produced eighteen “green cards” received in response to the notices mailed.

The Chair stated that the request is very close to the maximum within the Planning Board’s discretion, but is less than 500 feet more than applicant could build as of right. The Chair advised that the site should be viewed to appreciate the impacts, and noted the Building Inspector’s report that the application meets all setback requirements.

Mr. Dahlgard explained that they want to build a master bedroom bathroom suite, and that they want to build a sun room with windows that do not face Ashford Avenue. Mr. Ovalle pointed out that the extension would be visible only from Ashford Avenue.

The Board discussed the roof design and height. The Planning Board added that it was not trying to design the project, but to provide feedback for when the applicant goes to the Board of Architectural Review.

The Chair noted that the questions about drainage will go to the Village’s consultants.

The Chair asked if any member of the public wished to ask questions about or speak in support of or in opposition to this application, and none so wished.

The Chair suggested that it might be helpful for applicant to go to the Board of Architectural Review before the next Planning Board meeting and suggested that applicant contact Building Inspector Tomasso to see if this was possible.

This matter was then adjourned to the next meeting.

V. Mr. Mawar U. Mansury
23 Ridge Road
Proposed Two-Lot Subdivision, Steep Slope Permit, and Site and Stormwater
Prevention Plans
Informal Hearing

Present: Rob Pellegrino, Esq., Chair
Altin Batska
Paul Bialowas
Susan Jainchill

Also Present: Mr. Escalates, architect

Mr. Escalates described the Ridge Road terrain, and stated that creating a separate lot with a separate driveway would necessitate cutting twenty feet into pure rock, which he believes no one would want. Mr. Escalates stated that the owner had agreed to share her driveway to gain eight feet before cutting, and that this also provides more parking space and a turn-around easement for safe exiting.

Mr. Escalated stated that the lots are larger than the 7,500 square feet required in that area. The Chair asked if any existing improvements would have to come down or if all are within the required setbacks, and Mr. Escalates replied that a variance would be needed for a portion. The Chair pointed out that the property line might remain with an easement.

The Board asked if the last 20 feet will remain wooded with its high steep slopes. Mr. Escalates replied that the only reason to cut it is because of the drainage, that this is the only perk area, and pointed out that he is picking up a significant area of drainage.

VI. Approval of Minutes

The approval of minutes was adjourned.

VII. Adjournment

There being no other business, the Planning Board adjourned its meeting at 9:10 PM.

Respectfully submitted,
Judith B. Calder
Recording Secretary