

MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, JUNE 9, 2014

Chairman Pellegrino called to order the regular meeting at 8:00 p.m.

Approval of Minutes

Minutes tabled.

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

Board Members in Attendance:

Robert Pellegrino, Chairman
Art Hunter
Robert Paley
Jerry Parnes
Bernhard Preisser

Present:

James Wong, Architect
John Walter, Director of Facilities of
New York Foundling
John W. Furst, Esq. of Cuddy & Feder

**New York Foundling Hospital
a/k/a St Agathas Ardsley ICF
2 Sylvia Avenue**

Proposed New Building

Informal Hearing

Open Informal Hearing

John W. Furst stated that New York Foundling is a non-profit organization that has been operating as a group home for developmentally disabled adults since 1978 at the subject property in the existing house so it's already existing use at this property. The property is 2 Sylvia Lane which is across the street from the retirement community. New York Foundling is licensed by the New York State Department of Office for People with Developmental Disabilities and licensed to operate this home by the State. Currently there are five (5) residents supervised by employees. The existing house is a two-story single family home of approximately 3,000 square feet. They are looking to demolish the existing home and construct a new one-story single family dwelling that will be approximately 3,300 square feet. They want to update it and make it more accessible and obviously, there will be no bedrooms upstairs. It will continue the same use as the existing use and again just a slightly larger home. While they are constructing the home, they would like to utilize the existing home because they are dealing with people with special needs so therefore, they would like the right to utilize the existing home while constructing the new home and once the new home is complete, they would like to demolish the existing home.

Mr. Pellegrino inquired about the parking situation. It was stated that the home is staffed 24/7 and there are rotating shifts. It was stated that there are four (4) employees during the day and two (2) employees overnight. The plan is to increase the home with six (6) bedrooms which

would increase the house by one (1) bedroom. Mr. Pellegrino asked if the rooms would allow for more than one bed. It was stated that they would not be changed. Mr. Pellegrino asked if there are any questions about the site plan to accommodate any visitors.

The Board discussed all the different options presented. Mr. Pellegrino asked if this was going to be a modular construction and it was stated that it was not. The septic system has posed many issues on the property and Mr. Wong stated that he wanted to temporarily put in a sewer line to keep the building alive, construct the building, excavate the soil, do testing and make sure the structure can be placed accordingly.

It was agreed that the other option presented was considered a better option because it kept the structure away from the septic. Another option presented was to place a building in front of the existing building but Mr. Wong said parking would not be sufficient parking during construction and for the staff when the staff was called to work.

All options were discussed in great depth and there were disagreements. The Board did state that they felt that the architect should stick to the area of the present building. Overall, everyone agreed that the septic should be avoided because the architect was unsure about what he would find. It was recommended that a demolition plan be put forth for septic and other issues. Also, discussed was the burden of temporary relocation of the residents while the new construction is taking place. Among the concerns of the Board were trees (at least 50 trees) are being cut down, visual concerns, parking concerns and residents continuing to reside there while construction is taking place for the anticipated eight (8) plus months. Everyone agreed that they should visit the site. A public hearing is the next step. Mr. Pellegrino stated the he is sensitive to cost relative to this proposed new building and he will speak to the Building Inspector the regarding septic system.

The session ended at 8:40 p.m.

The session was called to order at 8:45 p.m.

Board Members in Attendance:

Robert Pellegrino, Chairman
Art Hunter
Robert Paley
Jerry Parnes
Bernhard Preisser

Present:

Rudolph C. Petrucelli, Engineer
Mr. & Mrs. Harrington, Owners
Carol Sommerfield, 23 Orlando Avenue
Dana Navins, 20 Orland Avenue
Bernie Holzman, 25 Park Avenue
Ellen Marks, 25 Park Avenue

Mr. & Mrs. Patrick Harrington, Sr.	One-Year Extension	Public Hearing
23 Park Avenue	of Site Plan Approval	
	For Four New Homes	

Mr. Pellegrino read the notice into the record.

Open Public Hearing

On motion of Mr. Preisser, seconded by Mr. Paley, the public hearing was opened.

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VOTE: 5-0

Mr. Jerry Parnes, the acting chairman, read Larry, the building engineer's note into the record so that everyone would be aware of what happened before.

Mr. Parnes asked Mr. Petrucelli if there have been any changes from the last year. Mr. Petrucelli replied that nothing has changed and plans have not been altered at all.

Carol Sommerfield of 23 Orlando Avenue, Ardsley, New York inquired as to if the Site Plan is not extended what does that mean? Mr. Parnes replied it does and according to the building inspector, there is no reason not to extend it. There are no changes and it is common practice to extend it. Nothing new was introduced to affect the decision.

Bernie Holzman of 25 Park Avenue asked about the access to the new house and his house. The reply was that within the plans that were approved, every house has access. Mr. Holzman stepped up and showed the Board his house on the map presented. All access to the homes is going to be on Fairmont.

Dana Navins questioned the wetlands and it was explained that the wetlands were dealt with and there is a buffer. It was explained that parking will be the same as every residential home. It is in a cul-de-sac off of which will be the driveways for the 4 homes. It was pointed out that the zoning determines the location and size of the homes, based upon the rules applying to setbacks, floor area and land coverage. When asked what other options there were, it was told that the one option floated by a resident was for Ardsley to purchase the property and make it into a park. Ms. Navins discussed the open land initiative from quite a while back and Mr. Parnes explained that the Village did not pursue it. It was explained to Ms. Navins that the plans were evaluated by the Planning Board and also by professionals who were part of the process all the way through. She was told that she can go through the minutes of the meetings and see the detailed history.

Mr. Parnes moved to close the hearing at 9:08 p.m, and moved to approve extension of the site plan permit for one (1) more year. Mr. Preisser seconded.

All were in favor.

Vote: 5-0

Respectfully submitted,

Donna Fusco
Recording Secretary