

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING  
TUESDAY, OCTOBER 14, 2014**

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

**Approval of Minutes - September**

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:

Joseph Petrudi, Architect  
Larry Tomasso, Building Inspector

**Mr. Bharat Gandhi**  
**19 Heatherdell Road**

**App. for Steep Slope Permit**  
**Special Permit to Increase**  
**Gross Land Coverage, and**  
**Proposed Site Plan, for**  
**Site Work/Concrete Patios**

**Continuation of**  
**Public Hearing**

Mr. Riciutti stated that the last time he was before the Planning Board, the Planning Board asked him to get more information. He also stated that he got some drawings done in the driveway where they are planning on putting the drywells and stated that unfortunately, there is rock and he further stated that they went down three (3) feet. There is a report on the conditions that the drywells that we had for the buyer became storm water and the depth of it is not going to work. The second thing is that after getting the review letter from the consulting engineer, there were setbacks more than from the setbacks from the parking lot, setbacks from the house and from the retaining walls which reveals the drywells cannot be put any place on the property which is all setbacks. Mr. Riciutti stated that he is going to assume that there is rock everywhere and that is why there are no drywells on this property. There is an existing storm line that runs along the property which is right along the side of the driveway which is also on the opposite side of the house and is actually getting water on the property after the work was done. Mr. Riciutti stated that his proposal would be to tie into the existing storm and stated that new drains are set.

Mr. Pellegrino recommended that Larry give his comments. They discussed the drainage conditions. It was stated that you cannot physically get a drywell on this property. Mr. Pellegrino stated that Mr. Greechan should look over Mr. Petrudi's drawings and we will await Mr. Greechan's comments.

Mr. Gandhi's neighbor, Jeet spoke and presented a drawing to the Planning Board. He explained his drawing showing the Board that everything is concrete and all the trees are gone.

Mr. Pellegrino asked Mr. Tomasso if there was an escrow established. Mr. Tomasso replied that they do have an escrow.

Mr. Riciutti stepped up with a survey dated 11/11/05 and stated that was when the Applicant purchased the property. The Board recommended that Mr. Petrudi get together with Mr. Greechan.

Mr. Preisser moved to adjourn the public hearing, seconded by Mr. Hunter.

VOTE: 5-0

The Session ended at 8:30 p.m.

The Session was called to order at 8:32 p.m.

Board Members in Attendance:

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

Present:

Larry Tomasso, Building Inspector  
James Wong, Architect

<b>New York Foundling Hospital a/k/a Dev Ctr/St. Agathas Ardsley ICF 2 Sylvia Avenue</b>	<b>Proposed Site Plan, for Proposed New Building &amp; Curb Cuts</b>	<b>Continuation of Public Hearing</b>
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Mr. Pellegrino requested that Larry Tomasso give the Board an update. Larry Tomasso stated that the escrow was not received until the beginning of October. The Village's consulting engineer was not able to review the project until the check was received so he did not get the adequate time to prepare his comments and also give the applicant's engineer time to respond to those comments prior to the meeting. Larry checked his email prior to the meeting and he had not received any emails from either engineer regarding the project. He stated that he does not have any updates.

Mr. Wong stated that he received Mr. Greechan's comments and requested that the Board look at page 2 where it is noted that disturbance for the site is less than one (1) acre.

The Board stated it's in favor of the site plan and the location of the building as presented. The Board stated that the Applicant not rush a temporary approval if the plan is to start construction in March 2015. Mr. Tomasso stated that post construction maintenance is not required.

Mr. Pellegrino stated that the goal of the Board was to perhaps grant a conditional approval but that was not possible without updated responses re the consulting engineer's comments.

Mr. Tomasso stated that he would contact the Village Attorney regarding the plan to have the existing dwelling remain in use through completion of the new building,

Mr. Preisser moved to adjourn the public hearing, seconded by Mr. Hunter.

VOTE: 5-0

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:

Mr. Yen Wong, Applicant  
Kenneth Stelzl, 67 Prospect  
Matthew Schwartz, 84 Lincoln  
Valerie Lavine, 65 Prospect  
Ruth Schudroff, 83 Lincoln  
Martin Schudroff, 83 Lincoln  
Lucia Chiocchio, Esq., Attorney  
Eliot Senor, PE, Engineer  
Larry Tomasso, Building Inspector

**Mr. Yen Wong**

**Proposed Subdivision  
into 2 Lots & Proposed  
Site Plan with Curb Cuts  
on Prospect Avenue**

**Public Hearing**

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.

Mr. Pellegrino read the notice into the record.

VOTE: 5-0

Lucia Chiocchio, Esq., Attorney for Applicant stated that the right of way is shown on a map called the Ardsley Hills subdivision. She stated that the map that subdivided the properties in the area showed that right of way and showed the other streets in the area. That map is filed with the County Clerk. In the case law that was provided, it indicates that a right of way on a filed map is enforceable upon subsequent properties.

Eliot Senor, Engineer explained his drawings to the Planning Board.

## **Public Comments**

Mark Schwartz, 84 Lincoln Avenue wondered how the house will be sandwiched in and stated that the owner never filled the well that his son fell in. Mr. Schwartz stated that the owner has renters occupying the house who keep it in disgusting condition.

Valerie Lavine stated that she bought the property because of the paper road and stated that she has no view of the neighborhood and the new house will put her investment down the drain. Ms. Lavine brought up cars, parking and driveway/road curve issues. Ms. Lavine inquired about fire trucks gaining access to a fire.

Mr. Pellegrino and Mr. Preisser discussed the potential danger of the driveway location and road curve.

Mr. Parnes asked Ms. Lavine if she knew the property line of her house. She was asked to submit her survey to Planning Board.

Kennth Stelzl, 67 Prospect Avenue reiterated that the previous owner was rejected but it might be scuttlebutt. He stated that he lived on a paper road for his entire life and stated they have a tendency to be encroached upon.

Ruth Schudroff stated that there are bad parking problems on Lincoln Avenue due to renters. They have sufficient area but not sufficient frontage.

Jerry Parnes mentioned that the paper street issue is critical.

Lucia Chiochio, Esq. submitted law cases to the Board.

Mr. Preisser moved to adjourn the public hearing, seconded by Mr. Hunter.

VOTE: 5-0

The Session ended at 9:00 p.m.

The Session was called to order at 9:02 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman  
Art Hunter  
Robert Paley  
Jerry Parnes  
Bernhard Preisser

Present: Rodney Morrison, PE, Engineer  
Janet J. Giris, Esq., Attorney  
Robert A. Soudan, Jr., (LockUp) Applicant  
David Smith, Planning Consultant  
Larry Tomasso, Building Inspector

**642 Saw Mill Properties, Inc. For Proposed Self-Storage Preliminary Review for  
(by BRB Development LLC) Facility, Proposed Plans for: Review & Comment to  
642 Saw Mill River Road Site, Parking & Loading, Board of Trustees  
Stormwater Pollution Prevention,  
& Floodplain Development**

Janet J. Giris, Esq., Attorney for Applicant stated that this property is located in two (2) different zoning districts and is a proposed demolition of an existing structure and redevelopment of a 63,000 square foot self-storage facility consisting of four (4) stories. Ms. Giris stated that the Notices of Intent did go out and Ms. Giris presented an Application for site plan approval to the Village Board. She stated that they appeared before the Village Board last week and they declared their intent to be the leading agency and they referred this matter to the Planning Board in hopes to get to the Zoning Board next week because the project will require a variance. They are seeking a variance from a three story to a four story building with 45 feet permitted. They want to lift the property out of a flood zone and will present this for a height review.

Ms. Giris stated that it is a very simple site plan and stated that what they are seeking in addition to the height variances is what the Applicant is seeking is permission under 200A of the Village of Ardsley which allows the Zoning Board the authority to permit the zoning controls of the B-2 District into the R-1 District.

Mr. Pellegrino asked if the access is from the front and Ms. Giris replied yes. Mr. Pellegrino asked Mr. Soudan if they have a comparable size facility in Westchester. Mr. Soudan stated they have one out on Long Island and it is 100,000 square feet. Mr. Soudan stated that there is an average of 1.8 parking spaces per one hundred storage units. This proposed facility has five-hundred twenty storage units which would require 9.4 parking spaces. Mr. Soudan also stated that there are two (2) interior large loading bays.

Ms. Giris stated that there is not access to the rear of the property and it is non-conforming with regard to size. The Applicant is proposing eight (8) parking spaces and stated that one (1) employee will be present on the premises. A summary of four (4) different parking studies was provided to the Board. It was stated that the storage units vary in size and the average size unit is 85-90 square feet. A 10 x 25 foot unit is the largest unit and the hours of operation are 6:00 A.M. to 9:00 P.M. Monday – Friday, Saturday has not been determined and Sunday's hours are 10:00 A.M. to 3:00 P.M. Mr. Soudan advised the Board that the fire protection is a ten (10) foot setback and the building is fully sprinklered.

Larry Tomasso stated that there is no code requirement for the fire apparatus access road. Mr. Pellegrino asked what the building is constructed of. Mr. Soudan stated that it is constructed of concrete and steel. When asked about trucks, it was stated that thirty-five (35) foot trucks are permitted.

It was stated that in a B-2 District, self-storage is not prohibited.

Planning Consultant David Smith stated there a series of requirements from the Village Board before they can make a decision on the site plan. The parties started to raise some other pertinent issues with respect to our consideration such as access and some other items that need attention such as the stormwater issue. Mr. Pellegrino stated that our Engineers are coordinating with Village Engineers regarding stormwater development. Larry Tomasso stated that the biggest items before the Planning Board are the parking requirements and the flood plain development permit.

Jerry Parnes mentioned with regard to drainage that there is a totally impervious lot and it was mentioned that the building is going to be on stilts but from a design point of view what are they supposed to do to get zero runoff. Mr. Smith stated that there are a number of options and they can discharge into the Saw Mill or before that they can try to retain some of it on the site. Mr. Smith stated that there are a number of options that the Engineers can discuss. Mr. Smith said there are issues raised for standards of traffic generation as well for further discussion.

The Session ended at 9:30 p.m.

## **Adjournment**

There being no other business the meeting was adjourned at 9:30 p.m.

Vote: 5-0

Respectfully submitted,

Donna Fusco  
Recording Secretary