

VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, MARCH 10, 2014

Chairman Pellegrino called to order the regular meeting at 8:04 p.m.

Approval of Minutes

Minutes tabled.

The session was called to order at 8:06 p.m.

Board Members in Attendance:

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

Present:

Cyrus S. & Iresne F. Kheradi, Applicant
Gus Swimming Pools, Pool Builder

**Gus In-Ground Swimming
Cyrus S. & Irene F. Pool
Kheradi
10 Grandview Avenue**

**Public Hearing on Special Permit
Application to Increase
Gross Land Coverage**

Mr. Pellegrino read the notice into the record.

Open Public Hearing

VOTE: 5-0

Mrs. Irene Kheradi was invited to show the Board her plans. Mrs. Kheradi handed the Affidavit of Mailings over to Donna Fusco. She indicated that she did a little better than she did last month. She received 14 of the 18 back. She handed over the 14 originals and the affidavit and the letter and who she mailed to.

Mrs. Kheradi was told by the Zoning Board that she was to come here to apply for a special permit for an in-ground pool in her backyard.

Pellegrino states that this is very straightforward that there are various rules as to building coverage in impervious surfaces and the lack of the building coverage and Pellegrino states that he is looking at the amounts and the building inspector's memo and the only issues are screening if necessary and drainage.

When you define this land coverage, he's got 32 X 46 and I see a patio shown around the pool. It's a sprinkler patio around the pool on the entrance of the pool. Is that included? Yes it is. We are hoping to do that just to minimize the grass going into the pool. There are no other patios. No other pads for equipment. No sheds. They are planning on making room near the AC unit for the filter. They have some nice shrubs there. This is included in the calculations. The decks are already existing. When the house was purchased the decks were already there as well as a sunken Jacuzzi. Nothing was added. The Zoning Board is interested in land coverage. The Zoning Board needs our approval because they sort of put us in a box.

Photo shown for a play area was acknowledged. Does the play area sit hard to the fence? There is space area behind the fence. Swing set is coming down because the children have outgrown it. Board is reviewing plans. They acknowledged the view from looking out the back door. They are questioning the fence and the trees behind the fence. They had a chain link existing fence and obtained a permit from the Village to put up a new fence. Trees have been taken down due to rot from Hurricane Sandy. Four trees are remaining. To the right of the property is a 20 foot drop. There is a 3 feet slope from the neighbor's house in the rear to Kheradi's house and Pellegrino questioned whether the neighbor acknowledged receipt of the notice. No she did not acknowledge receipt and Mrs. Kheradi did acknowledge that the neighbors have been home because she did see them coming and going.

They have mature pine trees in the back and they planted one that they lost in the front of the house due to lightning. They mentioned that they have deer that cross the paper street in front of their house.

The pool cover is permeable and can be walked on like a trampoline. The whole yard is fenced off and the pool cover is considered child proof. Does the pool have a 14 gage steel liner? The liner is going to be 20 mil virgin vinyl. The walls are steel and the floor is vermiculite which is concrete. The water proofing membrane is the liner. They come in 8 foot sections that are bolted together and they put a concrete column behind them. Straight excavation and they always dig 2 feet around the pool. They save the dirt and put it back. The soil is trucked away. No erosion control plan. Bobcats are used to remove soil. There is a sewer right in front of the driveway. Pellegrino asked if they have given any thoughts to putting trees in front of the fence. First they want to put the pool in and then they want to landscape the area.

Leland Cypress trees were recommended in a staggered fashion.

Moving fence 4 feet from property. Existing trees are very mature, very tall with huge tops which give house lots of shade in the house.

Gus from Gus Swimming Pools stated that the pool will be 5 to 5 ½ feet in the deep end and 3 ½ in the shallow end. It was confirmed that it is below ground.

Gus from Gus Swimming Pools stated that dirt that is going to be excavated from the site and will be kept for backfill. Gus Swimming Pools does not truck in outside dirt because you don't know if it is contaminated.

Mr. Pellegrino moved to close the hearing at 8:25 p.m. No one has appeared for an opposition to the application.

All in favor

Pellegrino read the application and stated that the Survey of the property last dated November 16, 2011 will be subject to the following conditions:

1. Subject to the maximum coverage indicated in the application taking into account any pad or other surface for the pool equipment and subject to the applicant preparing a landscape plan to include Leland Cypress or equivalent 5 to 6 foot trees in the rear portion of the property and in front of the existing fence for our review and approval by the Building Inspector.

All were in favor.

Good Luck.

You guys will be swimming.

All were in favor.