

**VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, DECEMBER 8, 2014**

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

Approval of Minutes – Mr. Parnes had one comment. Motion to Correct – Jerry Parnes was Acting Chairman on November 17, 2014.

VOTE 4-0

The Session was called to order at 8:30 p.m.

Board Members in Attendance:	Robert Pellegrino, Chairman Bernhard Preisser Art Hunger Jerry Parnes
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Present:	Henry Thomas, Architect Janet J. Giris, Esq., Attorney Robert A. Soudan, Jr., (LockUp) Applicant Rodney Morrison, P.E. David B. Smith – Ardsley Planning Consultant Larry Tomasso, Building Inspector
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642 Saw Mill Properties Inc. (by BRB Development LLC) 642 Saw Mill River Road	Proposed Self-Storage Facility and Plans for: Site, Parking & Loading Stormwater Pollution Prevention & Floodplain Development	Continuation of Review and Comment to Board of Trustees
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Larry Tomasso stated that the Board declared itself lead agency. Notice of Intent was done.

Mr. Pellegrino asked that the latest rendering be shown.

Larry Tomasso stated that the Applicant is present for review and comment with the new proposed plan. The Village Board scheduled a Public Hearing for January 5, 2015.

Janet Giris, Esq. stated that they were at the BAR and they approved the architecture. The Zoning Board approved it as well. The Board of Trustees declared lead agency and adopted their negative declaration. They obtained their variance through the Zoning Board of Appeals and are back to this Board to update you and discuss the parking study.

The Engineer discussed the drawings with the Board and explained the parking situation in depth. A package was submitted to the Board. The Board asked about where the trucks will be parked and the length of the truck.

Mr. Soudan stated that the truck is 24 footer but sometimes they go with a smaller model and have not yet made a decision as to which one they are going with.

The Engineer, Rod Morrison described the curb cut and explained that they will remove one parking space and place a big tree in place of it. He explained that the building itself is elevated above the ground and underneath the building will be permeable gravel so it will attribute to the infiltration. Mr. Morrison explained the drawings in depth to the Board. Discussions went back and forth.

Solar on the roof was discussed but it will be looked into as to whether or not it makes financial sense.

Mr. Soudan stated to Mr. Pellegrino that he is presently working on five (5) deals and stated the locations where the projects are taking place.

Mr. Parnes asked where the garage location is. Mr. Morrison showed the rendering of the garage location. Mr. Parnes wanted to see the auto turn and where the truck will be parked. Mr. Morrison explained by drawing where it will be. A Turn Study was requested by the Board. Photos and a revised turning radius will be presented to the Board at the next meeting.

Mr. Pellegrino moved to close the meeting, seconded by Mr. Parnes.

VOTE: 4-0

The Session ended at 8:55 p.m.

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

Board Members in Attendance:

Robert Pellegrino, Chairman
Bernhard Preisser
Art Hunger
Jerry Parnes

Present:

Larry Tomasso, Building Inspector
James O'Grady, Architect
Richard Mohring, Applicant

**Nissequogue Realty Group LLC Proposed House Size and Informal Hearing
46, 48 & 50 Heatherdell Road Land Coverage**

Mr. O'Grady stated that he is present tonight because there are some minor changes to Lot C and what his client is seeking the maximum permitted land coverage for floor area and gross land area. The approved subdivision the approved floor area was 3,500 and we are now proposing 37,023 square feet. The basic permitted without a 30% rule is 4. The gross land area permitted by subdivision approval 33/43 and we are proposing 38/91.

Mr. Pellegrino asked what the maximum is and Mr. O'Grady replied 4,012.

Mr. Pellegrino stated that his reaction to this request is that there is no issue in part because in relation to the floor area it arises and makes the building more presentable and in relation to the driveway there is a fair amount of pervious and the driveway is long by nature because it's long and you want the house in an immediate part of that lot so in both cases it represents no adverse change or a benefit.

Larry Tomasso noted that going to Lot B currently the original plan came in with the new owner. They were over on land coverage and they reduced the width of the driveway to bring it under so they could get permitted; they may try to come back to the next meeting and try on that lot as well.

Mr. O'Grady displayed the existing plans describing the driveway elevation.

Larry Tomasso stated that the Applicant is not seeking a variance but are to seeking special permits that are permitted by code which just requires special permits from the Planning Board and there is a distinct difference between a variance and a special permit.

Also on Lot A which has not been mentioned yet because the pool is being removed, their land coverage is substantially lower than what was on the actual survey. There is actually a land reduction on all three (3) lots.

Mr. Pellegrino stated that this should be put on as a Public Hearing.

Closed Informal Hearing

Mr. Pellegrino moved to close the informal hearing, seconded by Mr. Parnes

VOTE: 4-0

The Session ended at 8:29 p.m.

Board Members in Attendance:

Robert Pellegrino, Chairman
Bernhard Preisser
Art Hunger
Jerry Parnes

Mr. Yen Wong
88 Lincoln Avenue

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

**Continuation of
Public Hearing**

Meeting was adjourned

On motion of Mr. Pellegrino, seconded by Mr. Parnes, the public hearing was adjourned.

VOTE: 4-0

Mr. Bharat Gandhi
19 Heatherdell Road

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

**Continuation of
Public Hearing**

Matter was adjourned.

On motion of Mr. Pellegrino, seconded by Mr. Parnes, the public hearing was adjourned.

VOTE: 4-0

Adjournment

There being no other business the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary