

**VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, MARCH 9, 2015**

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

Furry Fashions Salon Inc. 646 Saw Mill River Road	Proposed Change of Use, to Convert Vacant Retail Business Storefront to Pet Grooming Shop	Review & Comment to Board of Trustees
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The Session was called to order at 8:00 p.m.

Board Members in Attendance:	Jerry Parnes, Acting Chairman Bernie Preisser Altin Batska
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Not in Attendance:	Robert Pellegrino Art Hunter
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Present:	Lubov Anuskin, Applicant
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Ms. Lubov Anuskin appeared and explained to the Planning Board that she currently has a business called Furry Fashions Salon at American Legion Drive in Ardsley but the business is no longer operable because there was a flood on the top floor of the building and it destroyed the whole entire building. The reason for her appearance was to seek comment from the Board and to explain that she is seeking a place to rent space at 646 Saw Mill River Road, Ardsley, New York. Ms. Anuskin stated that the Landlord has agreed to rent her the space. Mr. Parnes said that the Village Board is the Lead Agency and that the Planning Board is just advisory on the parking. Mr. Parnes stated that the Applicant has Larry's evaluation. The property operates under 33% reduction parking which is granted by the Village Board. The consensus is that the Planning Board has no objection to continue the use under the 33% reduction of parking and the Planning Board will recommend it to the Village Board for comment.

VOTE: 3-0

The Session ended at 8:15 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

**Rachael Methal & Sterling S. Smith
11 McKinley Place**

**Proposed Driveway
Widening with Gross
Land Coverage
Exceeding Maximum
Permitted**

**Review &
Comment
to Zoning Board**

The Session was called to order at 8:17 p.m.

Board Members in Attendance:

Jerry Parnes, Acting Chairman
Bernie Preisser
Altin Batska

Present:

John Annunziata, P.E.
Sterling S. Smith, Applicant

Mr. John Annunziata introduced himself as the Engineer that is working with the family that owns the house at 11 McKinley Place. Incidentally, Larry asked Mr. Annunziata to give the Planning Board some information where he showed a substantial reduction in the request for additional space. Originally, the request was for widening the driveway 18 feet and the reason for that was that Rachael Methal has a handicapped dad who uses it for a motorized cart. The Zoning Board felt that the Applicant was asking for a bit too much. Mr. Annunziata stated that the ADA Code allows for five feet of space for a motorized wheelchair so basically that is what they are asking for. The goal is so that cars can get in and pull off to the side and create an opening in between for the wheelchair to go through into the garage. The drawings were explained to the Planning Board by Mr. Annunziata. It was stated that presently the existing is 4100 square feet and Applicant is asking for 4300 square feet.

Acting Chairman, Parnes stated that the Planning Board is only advisory on this and it is presently in the hands of the Zoning Board of Appeals and the Planning Board can only give an opinion. Mr. Batska stated that we cannot argue the reason as to why they are asking to widen the driveway and asked if there is any other area to widen. Mr. Annunziata described in detail the drawings/plans that were presented to the Board.

Mr. Preisser asked Mr. Annunziata as to how they are accounting for the water runoff. Mr. Annunziata stated that this is an impervious surface and originally, he was going to put a drain and run it into the existing drains but with the 200 less the 86, he feels that the additional stormwater control is not needed. Mr. Annunziata stated that he could put a drain in the front and further stated that the Zoning Board drawing had a drain in the front.

Mr. Preisser stated that he was not inclined to approve this application and Mr. Parnes stated that with the history of the Planning Board, the allowable curb cut in normal situations is 16 feet and stated that the Applicant is at 23 feet already and plus they are over the coverage and it does not set a good precedence for the Planning Board for allowing it. Mr. Parnes' opinion is to install porous pavers and create a walkway. It was stated that Mr. Tomasso knows what allowable pervious pavement is. Mr. Preisser stated that it must be done with pervious material.

The Applicant, Mr. Sterling Smith stated that his wife is always out of town and he is off to work and is unable to drive home from work to move cars and that is why they are requesting the widening of the driveway. Mr. Parnes stated that this request exceeds by 7 feet in width the typical curb cut that the Planning Board gives to driveways. Mr. Parnes said come up with some pervious paver plan and we can recommend something. Mr. Parnes asked Mr. Smith why he cannot come up with the pervious pavers strip to achieve the widening without increasing the coverage. Mr. Parnes stated that Mr. Annunziata can come up with a design that will put a walkway in and will be equivalent and there can be drainage. Mr. Smith stated that he is not putting black top down. Mr. Preisser stated that we are under storm water requirements. Mr. Smith stated that Mr. Tomasso said that there is no issue with drainage. Mr. Preisser said he was concerned about stormwater because he was involved in neighbors getting excess water all of a sudden in the past.

Photographs were presented to the Planning Board by Mr. Annunziata. Mr. Smith and Mr. Annunziata described the photographs to the Board in detail. It was explained that the father was a passenger and not a driver and that the mother-in-law folds up the wheelchair and that she drives a Subaru. There is a special scooter for the father-in-law. Owner stated that there is no parking on street especially because they live on a curve.

It was recommended by the Planning Board that the Applicant install pervious pavers to achieve the width the Applicant requires. Applicant stated that he made the community look beautiful and that the Planning Board is asking him to change it and make it look ugly to suit their request. Mr. Preisser stated that if the Applicant put equal strips on both sides of the driveway, the grass would have to be ripped out anyway. Instead of 5 feet, add 2 ½ feet on each side and it will be balanced. Applicant stated that he does not want to rip out all his flowers and shrubs. Mr. Batska stated that what the Board is proposing will make it symmetrical with the garage rather than just 5 feet on the right. Mr. Batska explained that the Board is proposing that Mr. Smith add 2 1/2 feet to the right and 2 ½ feet to the left of the driveway and it will make it symmetrical and that the Board suggested to use porous pavers. Mr. Smith does not want to cut up his lawn and his stone and does not want to cut into any of the work that was just completed at his house. Mr. Annunziata presented drawing of 2 ½ feet on each side to the Board and stated that Zoning Board of Appeals and the Village Board will be happy and the other way it will not be endorsed. The Board is not in favor of 5 feet on one side. It was recommended that 2 ½ feet on each side with pervious pavers be installed. Mr. Preisser stated that he is against 5 foot approval and further stated that it is too much of a slippery slope. Mr. Smith stated that he will sue the Board if his father falls down. Mr. Preisser stated that the Zoning Board of Appeals has final approval. Mr. Parnes thinks that it is a good solution aesthetically and stated that there is a porous pavement that can be made to look like whatever you want.

The recommendation from the Planning Board is pervious pavement which does not endorse increasing the land coverage and the Board made a suggestion to split the coverage on both sides of the driveway with porous paving.

VOTE 4-0

The Session ended at 8:45 p.m.

There being no other business the meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary