

**AMENDED MINUTES  
VILLAGE OF ARDSLEY - PLANNING BOARD  
MEETING of MONDAY, DECEMBER 14, 2015**

**I. Call to Order**

The Session was called to order at 8:02 p.m.

Board Members in Attendance:        Robert Pellegrino, Chair  
   Susan Jainchill  
   Bernard Preisser  
   Evan Yager

The Chair stated that the agenda will be taken out of order.

**II. Joseph and Marie Galimi, 23 Revere Road  
Application for Special Permit to Increase Basic Permitted Gross Land Coverage  
Continuation of Public Hearing**

After a discussion, the Chair suggested that installing a pipe and trenching it to the back of the property might be a solution for run-off, to get down below and shoot it out.

The Chair asked that applicant get the plan in within a week or two, so that the neighbor can come examine the plan, and adjourned the matter to the next meeting.

**III. Christopher and Kiki Mose, 24 Grandview Avenue  
Proposed driveway grading and filling  
Site Plan Review**

Mr. Larry Nardecchia, representing the applicants, stated that applicants' home had two eleven feet wide driveways at different elevations with a concrete wall between them. Applicants propose putting a solid wall across the existing garage and removing the web in between the two driveways and making them one conjoined driveway. Mr. Nardecchia added that this would entail lifting the trench out of the bottom driveway and lifting it up to the proposed new driveway, and putting in a curb four feet off the wall to catch the water so that with the overhang of cars, there is still a buffer zone between the house.

In response to the Chair's questions, Mr. Nardecchia reported that the (lower) driveway is eleven feet wide, and that the (upper) parallel parking space varies in width up to twelve feet eight inches at the widest, and added that the concrete wall is one foot wide.

Mr. Cristopher Mose introduced himself and his wife, Kiki. He stated that the steep driveway is presently unusable, and that for safety, they want to fill it in and level it. Mr. Mose stated that the proposed plan adds no impervious coverage, and is in keeping with the character of the neighborhood, as every house on the block has a driveway opening larger than applicants' existing driveway opening.

The Chair pointed out that the Planning Board does not look to the lowest common denominator, adding that if the house had only one driveway, the existence of neighbors' wider driveways would not be compelling, but that it is applicants' existing curb cut that gives the Planning Board more discretion.

In response to the discussion, Mr. Nardecchia redrew the drawings to indicate how he proposed to meet the Planning Board's requirement to shrink the existing curb cut to eighteen feet, with widening from the "neck" to a twenty-three feet width.

The Chair moved, and Mr. Preisser seconded, that the Site Plan Review be closed. **Vote:** 4 in favor, none opposed, and none abstaining.

The Chair moved, and Mr. Preisser seconded, that the proposed driveway grading and filling be approved, based on the plan last dated August 11, 2015, subject to the plan being revised to provide for a driveway opening at property line of eighteen feet, widening to twenty-three feet, and subject to landscaping at the head of the driveway, such as creeping juniper or perennials or ornamental grasses, and to the extent that the existing hedge presently reaches the rear of the property and reasonably screens the driveway, no additional screening is necessary. **Vote:** 4 in favor, none opposed, and none abstaining.

#### **IV. Approval of Minutes**

Absent quorum of those present at the October or November meeting of the Planning Board, the approval of those minutes was adjourned.

#### **V. Adjournment**

There being no other business before the Planning Board, the meeting of the Planning Board was adjourned at 8:42 PM.

Respectfully submitted,

Judith B. Calder  
Recording Secretary