

MINUTES
VILLAGE OF ARDSLEY - PLANNING BOARD
MEETING of MONDAY, FEBRUARY 8, 2016

I. Call to Order

The Session was called to order at 8:03 p.m. In the absence of the Chair of the Planning Board, Ms. Jainchill served as Chair and called the session to order.

Board Members in Attendance: Altin Batska
 Susan Jainchill
 Evan Yager

II. Approval of Minutes

The approval of the minutes of the January 2016 meeting was adjourned.

III. Katayon (Kathy) Javid Nejad and S. Mohammad G. Nejad (Esfarjani)
35 Orlando Avenue
Informal Hearing on Proposed Re-grading of Rear and Side Yards and Increase in
Land Coverage for Proposed New Patio and Retaining Walls

Homeowners of 35 Orlando Avenue wish to replace an old damaged patio with a new, smaller patio, to install a retaining wall along parts of the South and East sides of the property, and to fill in the yard to make it more level.

The proposed retaining wall would be on top of existing adjoining retaining wall, and would use unilock blocks with geogrids to prevent sliding. The height of the proposed wall is six feet plus or minus, and the existing wall is two feet high from neighbor's side. Ms. Jainchill stated that the Planning Board needs the exact height from the neighbor's side, and Mr. Yager stated that he would like to see a cross-section of the proposed wall.

Ms. Jainchill advised applicants that the Planning Board may want an engineer as a consultant for the Village to look at the proposed wall, which would require applicants placing \$5,000 in escrow. The applicant asked what wall height would not require an engineer consultant, and Ms. Jainchill advised the applicant to check with Mr. Tomasso.

As to the patio, Ms. Jainchill pointed out that the land coverage already exceeds what is permissible, and that the proposal increases it by another 300 square feet. She outlined that the permitted land coverage for this property is 2775 square feet, with a maximum

allowable of 3330, and noted that the existing land coverage is 3475, and that the proposed is 3663 square feet. Applicants' engineer stated that the proposed patio will be smaller than the existing patio, and that he has included the length and width of the wall as land coverage. It was suggested that if it would be allowed by the Village, using a pervious surface for the patio may help reduce the square footage of land coverage to below the maximum permitted, and Ms. Jainchill added that anything above the maximum allowable land coverage would require a variance from the Zoning Board.

The Planning Board also noted the need to verify the grade of slope, and Mr. Batska stated that if the slope is greater than 25%, a public hearing would be required.

Mr. Joe Schoder, of 33 Orlando Avenue, asked how steep slope is measured, and stated that there is a sharp drop from applicant's property to his, and further noted that the entire block is downhill. Ms. Jainchill replied that the 25% steep slope refers to any area within applicant's property.

Mr. Schoder also asked about water drainage, because they fear a waterfall off the wall, and Mrs. Schoder asked the Board to come see their property. Mr. Batska remarked that there is drainage in the proposed wall, and applicants' engineer explained that pipes under the proposed wall provide drainage should relieve run-off from the property, and stated that this type of wall does not need weepholes. Mr. Yager noted that drainage is missing from the application.

In response to their question, the neighbors were advised that they will have the opportunity to also attend any public hearings on this matter.

Applicants informed the Planning Board that they will have another meeting with Mr. Tomasso.

Ms. Jainchill advised the applicant to resubmit the application with the information requested and with a check for escrow for the engineer. She further advised that it is difficult to approve excessive land coverage when there are other solutions.

36 Adjournment

There being no other business, the meeting of the Planning Board adjourned at 8:40 PM.

Respectfully submitted,

Judith B. Calder
Recording Secretary