

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
MONDAY, APRIL 11, 2016**

I. Call to Order

The Chair called the meeting to order at 8:02 p.m.

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

The Chair announced that the agenda would be taken out of order.

**II. Nissequogue Realty Group LLC
46, 48 and 50 Heatherdell Road
Amended Site Plan for Proposed Grading Revisions to Site Plan of July 9, 2012 for
Construction of Three New Single-Family Homes
Continuation of Public Hearing**

Present: Richard Mohring, Builder
 Elliot Senor, of Gabrielli Senor, Engineers
 Hugh Greechan, Consulting Engineer for Village of Ardsley
 Larry Tomasso, Building Inspector for Village of Ardsley

Mr. Tomasso and Mr. Greechan reported on their recommendations.

The Chair asked if anyone from the public wished to speak in favor of or in opposition to the application. None did.

The Chair moved, and Mr. Yager seconded, that the Planning Board close the Public Hearing. **Vote:** 3 in favor, none opposed, none abstaining.

The Chair moved, and Mr. Yager seconded, that the Site Plan be amended to reflect the “as built” condition, subject to certification that the walls in the rear of the homes associated with the basement entrances will be constructed in a form approved by the Building Inspector. **Vote:** 3 in favor, none opposed, none abstaining.

**III. Cortese Construction Inc.
66 Bramblebrook Road
Proposed Two-Lot Subdivision and Site Plan for Construction of Two New Homes
Continuation of Informal Hearing; and
Shady Lane
Proposed Site Plan for Construction of a One-Family Dwelling on a Vacant Parcel
Continuation of Informal Hearing**

Present: Michael Stein, President of Hudson Engineering
Larry Tomasso, Building Inspector

Mr. Stein brought new plans showing all three proposed homes on the two properties. The new plans show the revised proposal that 66 Bramblebrook Road be divided into two lots on the North and South sections of the property (instead of the East and West sections, as originally proposed), with the North lot being accessed from Shady Lane and the South lot being accessed from Bramblebrook Road. Mr. Stein added that they plan site tests for all lots, and that they envision a sealed attenuation drainage system for the Southernmost lot.

The Chair asked if anyone present wished to speak on the matter. Mr. Henry Growth provided information about utilities access, and shared his nephew's experience with drainage on an adjacent property.

The Planning Board indicated that the new lot division and access seemed more sensible than that originally proposed, and recommended that a Zoning Worksheet be completed immediately, and that an escrow account (to cover the cost of the Village retaining an engineering consultant) be established this month. The Chair reminded Mr. Stein that even with attenuation, the goal is not to run all the water off that property.

IV. Approval of Minutes

The Chair moved, and Mr. Yager seconded, that the Planning Board approve the minutes of its March meeting. **Vote:** 3 in favor, none opposed, no abstentions.

The Chair moved, and Mr. Yager seconded, that the Planning Board approve the minutes of the December 2015 meeting, as amended. **Vote:** 3 in favor, none opposed, no abstentions.

V. Adjournment

There being no other business, the meeting of the Planning Board adjourned at 8:30 PM.

Respectfully submitted,
Judith B. Calder
Recording Secretary