

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
MONDAY, DECEMBER 12, 2016**

I. Call to Order

The Chair called the meeting to order at 8:03 p.m.

The Chair announced that the next meeting of the Planning Board would be held on Thursday, January 12, 2017, at 8:00 at the Municipal Building, and noted that this will provide the thirty days required for Crossroad Building Corp. to mail the Planning Board's Notice of Intent to serve as SEQRA Lead Agency.

**II. Crossroad Building Corp.
(by Mr. Patrick Kennedy, Irvington Builders Inc.)
Cross Road / Sprain Road / Ashford Avenue
Revised Application for Eleven Lot 5.8 acre Residential Subdivision.
Informal Review and "Notice of Intent to Serve as Lead Agency" for SEQRA
Review.**

Present: Robert Pellegrino, Esq., Chair
Susan Jainchill
Bernhard Preisser

Also Present: Paul Petretti
Richard Blancato, Esq., Blancato Law Offices
James Kennedy

The Chair recapped the history of this matter, stating that applicant had previously received preliminary plat approval but that it had lapsed, which has resulted in the applicant's resubmission. The application was permitted to commence the stream restoration including the stormwater retention area.

The Chair stated that the current application seeks plat approval for the ten homes as originally delineated on the plan, with the remaining lot being subject to a later application for further subdivision, but which, at a minimum would include 2 family affordable housing unit.

Mr. Petretti reviewed the work that has been done to date, and showed the plan with green markings designating the stream as it is now. Mr. Petretti pointed out that prior to the work, the stream had made a radical left and right turn, which has been corrected, and that they cleaned out the culvert. Mr. Petretti added that when he started excavation on the retention area, they went deeper. The Chair stated that the Planning Board will want Hugh Greechan's input at the next meeting, and will probably seek Pat Cleary's input as well as relates to the affected areas and easement.

Mr. Petretti provided additional information about what led to the changes in the retention area. Mr. Petretti stated that work began in August when it was dry and they watched the effect of rainfall. Mr. Petretti stated that they discovered that the Sprain Brook has a lot of velocity and is a very reactive stream with a very large drainage areas, noting that when it rains, this drainage basin goes West all the way to Orlando Avenue. Mr. Petretti added that where Sprain Road turns into Underhill Road, there is a 36" pipe that runs underneath the Sprain Brook Parkway, which goes to the Sprainbrook Nursery, and that there is a stream that runs along the aqueduct and that there is a culvert underneath the aqueduct, into which all the water from Sunningdale comes, all of which combine to create a lot of velocity, of which he informed Mr. Greechan. Mr. Petretti reported that they put a lot of stone around the retention area to limit erosion from the velocity, and that now the stormwater retention area is wet so that the wetland plants will not die.

Mr. Petretti also pointed out the blue lines on the plan showing the conservation easement that would also be running along either side of the stream. Mr. Petretti added that they now intend to cut the embankments a little flatter because when the stream hits the embankments, the velocity and flow erodes the banks, so step two will be to go and clean up the banks and flatten it out.

Mr. Preisser asked if the Toll Brothers development added velocity to the Sprain Brook. Mr. Petretti responded that it did not, because that development has a well designed large basin with sufficient capacity that it provides drainage from as far away as Agnes Circle.

Ms. Jainchill expressed that the Planning Board needed to understand the topography and why the decisions were made to change the size of the retention area, and noted that treating stormwater is only one of the purposes of retention areas, and that maintaining visual equality and wildlife habitat were other purposes.

The Chair then read the Notice of Intent to serve as SEQRA Lead Agency for the Sprainbrook Manor at Ardsley subdivision, as follows:

**VILLAGE OF ARDSLEY PLANNING BOARD
NOTICE OF INTENT
TO SERVE AS SEQRA LEAD AGENCY
FOR THE SPRAIN BROOK MANOR AT ARDSLEY SUBDIVISION
FOR PROPERTY LOCATED OFF CROSS ROAD
KNOWN & DESIGNATED AS SECTION 6.120, BLOCK 103, LOT 1
(FORMERLY, SECTION 18, SHEET 8B BLOCK 0, LOT P79D)**

December 12, 2016

WHEREAS, Crossroad Building Corp., 11 Hudson Place, Tarrytown, NY, is proposing the subdivision of a 5.8062 acre parcel of land to create 10 lots ranging in size from 10,653 square feet (.2446 acres) to 21,908 square feet (.5029 acres) supporting single family homes and an eleventh 53,764 square foot (1.2343 acre) lot supporting a two-family affordable housing residence. A twelfth 30,386 square foot (0.69757 acre) conservation and stormwater quality parcel is also proposed that includes .1640 acres of constructed wetlands. The 10 single-family lots are proposed to be accessed via a new cul-de-sac off Cross Road, and the two-family residence will be accessed via a new driveway off Ashford Avenue¹; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617, the Planning Board of the Village of Ardsley intends to serve as Lead Agency for the SEQRA Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, it is the intention of the Lead Agency to undertake a coordinated review of this action.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Ardsley hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this action.

BE IT FURTHER RESOLVED, that the applicant is hereby directed to circulate this Notice of Intent to serve as Lead Agency, along with the Environmental

¹ This is a correction from the original draft Resolution, which identified the driveway as coming off Ardsley Road.

*Assessment Form and associated documentation, to all Involved Agencies.
Involved Agencies shall be given 30 days from the mailing of this Notice of Intent
to serve as Lead Agency to challenge the Planning Board's designation.*

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of
December 12, 2016.

On a motion of Planning Board Chair Robert Pellegrino, seconded by Planning Board
Member Bernhard Preisser, this resolution was approved by the following vote:

AYES: 3 (Robert Pellegrino, Chair; Susan Jainchill; Bernhard Preisser)

NAYS: 0

ABSENT: 2 (Altin Batska, Evan Yager)

ABSTAINED: 0

Wherefore, this Resolution was thereupon Duly Adopted.

Signed: _____ Date: _____
Robert Pellegrino, Chair

**III. Sunshine Elmsford Realty Corp.
(by Mr. Su Meng Ngan)
Saw Mill River Road / Sylvia Avenue
Proposed New One Family Dwelling
Informal Hearing**

Applicants did not appear, so the next matter was addressed by the Planning Board.
After that matter was addressed, applicants of Sunshine Elmsford Realty Corp. still had
not appeared, so this matter was adjourned.

**IV. Cortese
66 Bramblebrook Road and Shady Road
Applications for (a) proposed Two-Lot Subdivision and Site Plan Approvals for
Two One-Family Dwellings on Bramblebrook Road lot; and (b) Steep Slope Permit
and Site Plan Approval for One One-Family Dwelling on Shady Road lot.
Continuation of Public Hearing**

Present: Robert Pellegrino, Chair
Susan Jainchill
Bernhard Preisser
Also Present: Michael Stein, President, Hudson Engineering
Mr. and Mrs. Bassini, neighbors

The Chair reviewed that the Planning Board had previously stated the need to see the land staked out after demolition of the existing home, and asked the applicant how that was progressing. Mr. Stein advised that Con Edison had cut the wires, and that they are awaiting a letter from Con Edison stating that the power has been disconnected. Mr. Stein explained that upon receipt of that letter, they will deliver the letter to the Building Inspector, who requires it to issue the demolition permit.

Based upon the expectation of when demolition, along with staking the property lines, roadway and proposed house sites, could be completed, it was arranged that the Planning Board will visit the property on Saturday, January 21st. at 10:00 AM. Mr. Stein agreed to confirm to the Planning Board at its January 12th meeting that the requested work would be completed in time for a Planning Board visit on the 21st.

**V. R. Mohring Building & Development Corp.
611 Ashford Avenue
Applications for: proposed new One-Family Dwelling; Special Permit for Excess Floor Area; Special Permit for Excess Land Coverage; Site Plan Approval.
Continuation of Public Hearing**

This matter was adjourned.

VI. Approval of Minutes

The Chair moved, and Mr. Preisser seconded, to approve the minutes of the Planning Board meeting of June 13, 2016, as amended. **Vote:** 3 in favor, none opposed, none abstaining, as follows: The Chair – Aye, Ms. Jainchill – Aye, and Mr. Preisser – Aye.

Mr. Preisser moved, and the Chair seconded, to approve the minutes of the Planning Board meeting of November 14, 2016. **Vote:** 3 in favor, none opposed, none abstaining, as follows: The Chair – Aye, Ms. Jainchill – Aye, and Mr. Preisser – Aye.

VII. Adjournment

There being no other business, the meeting of the Planning Board was adjourned.

Respectfully submitted,
Judith B. Calder
Recording Secretary