

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD  
MEETING of  
THURSDAY, JANUARY 12, 2017**

**I. Call to Order**

The Chair called the meeting to order at 8:00 p.m.

The Chair announced that the next meeting of the Planning Board will take place on Wednesday, February 15, 2017.

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

**II. Sunshine Elmsford Realty Corp.  
(by Mr. Su Meng Ngan)  
Saw Mill River Road / Sylvia Avenue  
Proposed New One Family Dwelling  
Informal Hearing (postponed from December 2016)**

Present: Robert Pellegrino, Chair  
Susan Jainchill  
Bernhard Preisser  
Evan Yager

Also Present: Mr. Su Meng Ngan, applicant  
Emilio Escaladas, Architects and Engineers

The Chair asked the applicant if “The Atria” was interested in purchasing his property, and applicant reported that eight years ago “The Atria” had said that they were not interested. The Chair suggested that applicant’s attorney give the information to Mr. Tomasso. The Chair asked applicant to obtain the name of “The Atria’s” attorney.

The Chair suggested that applicant speak about scheduling a Public Hearing with Mr. Tomasso, who may request a \$5,000 check for an escrow account, and the Chair advised applicant that the Village Consultant will probably look at drainage. The Chair reminded

applicant that he will need to work with the Department of Transportation on a curb cut, and recommended that he consider having the driveway on Sylvia.

**III. 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**

Present: Robert Pellegrino, Chair  
Susan Jainchill  
Bernhard Preisser  
Evan Yager

Also Present: James Mulvey, Jr.

Mr. Mulvey reported that the home that had been at 611 Ashford Avenue has been demolished. The Chair requested that the proposed new dwelling be staked out in time for the Planning Board to make a site visit on Saturday, January 21<sup>st</sup> at approximately 11:00 AM. Mr. Mulvey stated that this would be done.

**IV. Mr. Andrew 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.**

This matter was adjourned.

**V. Crossroad Building Corp.  
(by Mr. Patrick Kennedy, Irvington Builders Inc.)  
Cross Road / Sprain Road / Ashford Avenue  
Application for Eleven Lot 5.8 acre Residential Subdivision.  
Resolution Confirming SEQRA Lead Agency Designation.  
Scheduling of Public Hearing.**

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

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

The Chair announced that Notice of the Planning Board's intent to serve as SEQRA Lead Agency had been mailed, and that the Planning Board had received comments only from the Town of Greenburgh, which had expressed its wish to have sidewalks added on the East side of Sprain Road continuing South of Ashford Avenue. The Chair noted that the sidewalks desired by the Town of Greenburgh do not abut the property that is the subject of this application. Ms. Jainchill expressed her opinion that a sidewalk for foot traffic to the Ardsley Swim and Tennis Club would be positive. Mr. Preisser stated that an asphalt, not concrete, sidewalk had been there previously. The Chair stated his opinion that sidewalks on the East side of Sprain Road would be hazardous for pedestrians.

The Chair reminded applicant to check with the Building Inspector about funds remaining in the escrow account.

Having received no objections to the Planning Board's Notice of Intent, the Chair proposed the following **Resolution to Confirm SEQRA Lead Agency Designation for the Sprain Brook Manor at Ardsley Subdivision for Property located off Cross Road, known and designated on the Ardsley maps as Section 18, Sheet 88, Block 0, Lot P79D:**

***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 30,387 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 Avenue; and*

***WHEREAS**, on December 12, 2016, in accordance with the provisions of 6 NYCRR Part 617, the Planning Board of the Village of Ardsley adopted a resolution*

*designating its intention to serve as Lead Agency for the SEQRA Review of this Unlisted Action; and*

***WHEREAS***, *this Notice of Intent to Serve as Lead Agency resolution, along with Part 1 of the Environmental Assessment Form was circulated to all Involved Agencies in conformance with § 617.6 (b) (3) (i); and*

***WHEREAS***, *the statutory 30 day circulation period has been satisfied; and*

***WHEREAS***, *no objections to the Planning Board serving as Lead Agency for the SEQRA review of this action have been received;*

***NOW THEREFORE BE IT RESOLVED***, *that the Planning Board of the Village of Ardsley hereby confirms its designation as Lead Agency for the SEQRA Coordinated Review of this action; and*

***BE IT FURTHER RESOLVED***, *that the Lead Agency will determine the significance of the proposed action, in accordance with § 617.7; and*

***BE IT FINALLY RESOLVED***, *that this resolution shall have an effective date of January 12, 2017.*

On a motion of Planning Board Chair Robert Pellegrino, Esq., seconded by Planning Board Member Bernhard Preisser, this Resolution was approved by the following **Vote:**  
4 in favor, none opposed, none abstaining, as follows:

Aye:	Robert Pellegrino, Chair
	Susan Jainchill
	Bernhard Preisser
	Evan Yager
Nay:	none
Abstain:	none
Absent:	Altin Batska

**Upon the above recorded vote, the above Resolution was thereupon duly adopted.**

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Robert Pellegrino, Chairman

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Date

## **VI. Approval of Minutes**

The Chair moved, and Ms. Jainchill seconded, to approve the minutes of the Planning Board meeting of December 12, 2016, as amended. **Vote:** 4 in favor, none opposed, none abstaining, as follows: The Chair – Aye, Ms. Jainchill – Aye, Mr. Preisser – Aye, and Mr. Yager - aye.

## **VII. Adjournment**

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

Respectfully submitted,  
Judith B. Calder  
Recording Secretary