

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
MONDAY, JUNE 13, 2016**

I. Call to Order

The Chair called the meeting to order at 8:10 p.m.

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

II. Andrew & Alexis Siden

6 Windsong Road

**Application for Proposed New One-Family Dwelling, Special Permit for Excess
Land Coverage, Proposed Site, Storm Water Pollution Prevention and Curb Cut
Plans**

Public Hearing

Mr. Yager read the Public Notice.

Open Public Hearing

Present: Robert Pellegrino, Chair
Susan Jainchill
Evan Yager

Also Present: Alexis & Andrew Siden
Lilianne Habibi, Architect
Mr. Russell, Architect
Mr. Watson, Neighbor
Hugh Greechan

Ms. Habibi reported that the proposal is to demolish the existing house and build a new house instead. set back 45 feet, while the existing house is set back 24 feet. The elevation remains the same, and a second story will be added. She further reported that the existing house is 2623 square feet including the garage, and the proposed

house is 2946, not including the deck and portico. The Chair asked if they are building a new foundation, and Ms. Habibi confirmed that it will be new.

Ms. Habibi also advised that plans call for removal of a 12-inch spruce and a 24-inch oak. Ms. Jainchill asked about the height of the spruce, noting that spruce trees are not usually measured by caliper, but by height. The Chair advised that the Planning Board will not be making a determination about trees tonight.

The Chair asked about the ceiling height, and Ms. Habibi stated that the ceilings on both the first and second floor will be 9 feet. Ms. Jainchill asked about the proposed height of building, and requested clarification on that for the next meeting.

The Chair asked if there was a pool. Ms. Habibi advised that there is no pool now, but that the plans propose a pool, as well as a deck near it, which she claims will increase the impervious surface to the maximum.

The Chair suggested that applicants demolish the existing house and stake out the proposed house and driveway and pool.

Mr. Rob Watson, of Abington & Exeter, asked if Board wanted applicants to demolish the old house before determining if they would be allowed to cut down the trees. Chair advised that the Board would not be making a determination about the trees tonight. Ms. Siden stated that she was not adamant about cutting down the oak.

Mr. Greechan did not receive the materials in time to make recommendations to the Board about storm water prevention plans.

The Chair and members of the Board recommended approval of a permit to demolish the existing house, and will review the other approvals and permits sought after the demolition of the existing house and staking of the proposed new house and driveway.

Vote: 3 in favor, none opposed, none abstaining.

**III. Richard Mohring Building & Development Corp.
611 Ashford Avenue
Application for Proposed New One-Family Dwelling, Special Permit for Excess
Floor Area and Land Coverage, Proposed Site, Storm Water Pollution Prevention
and Curb Cut Plans
Public Hearing**

The Chair read the legal notice.

Open Public Hearing

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

Also Present: Richard Mohring
Steve Anderson, for Gabriel Senior Surveyors & Engineers
Hugh Greechan
Nancy Ditman, 1 Abington Avenue, Ardsley. Neighbor
Robert Watson, 1 Exeter, Ardsley. Neighbor
Ellen Slipp, 12 Abington Avenue, Ardsley. Neighbor

Ms. Nancy Ditman, of 1 Abington Avenue, stated that she has been in her house, which is on the corner of Exeter directly behind subject property, since 1988 without any drainage issues, but that after the house next door to the proposed house was built, her property has flooded, causing her to spend more than \$10,000 on drywells last year.

Mr. Bob Watson stated that his house is right next door to Ms. Ditman's, and that Exeter is built on a shelf of shale, forcing water to the street. Mr. Watson also speculated that construction of a new home will require blasting through the shale, and is concerned about potential resulting damage to his older home built in 1937. The Chair stated that because drainage is an important issue, the Planning Board required applicants to establish an escrow account, which allows the Board to engage a consultant who studies the drainage. Mr. Anderson attempted to answer the drainage concerns, but the Board was not prepared to address the issue, as Mr. Greechan had not received the materials in time to make recommendations to the Board.

Ms. Ellen Slipp stated that while she is glad that the property will be improved, the neighborhood needs a new modest home rather than squeezing every square foot into new homes. The Chair advised that this application will also have to go before the Architectural Review Board.

Ms. Ditman expressed concern about a fence she erected. The Chair advised that the survey would show on which property the fence was erected. Mr. Anderson stated that it appeared that the fence was located on Ms. Ditman's property.

The Chair and members of the Board recommended approval of a permit to demolish the existing house, and will review the other approvals and permits sought after the demolition of the existing house and staking of the proposed new house, driveway and other impervious surfaces. **Vote:** 4 in favor, none opposed, none abstaining.

**IV. Barbara and Patrick Harrington
Fairmont Avenue, North Side, End of Road
Application for New One-Family Dwellings, One Year Extension of Site Plan
Approval, including Steep Slope and Wetlands Permits, and of Special Permit for
Excess Floor Area
Public Hearing**

The Chair read the legal notice, and then recused himself. Mr. Preisser served as Chair during Mr. Pellegrino's recusal.

Open Public Hearing

Present: Bernhard Preisser, Chair
Susan Jainchill
Evan Yager

Also Present: Barbara Harrington
Paul Bretay, for Petrocelli Engineering
Hugh Greechan
Linda Markowitz, Park Avenue, Ardsley. Neighbor

Ms. Markowitz asked why there has been no building since the matter was first approved. Ms. Harrington advised that she was expecting the return of a contract for the sale of the property.

Close Public Hearing

The Chair moved that the Public Hearing be closed. **Vote:** 3 in favor, none opposed, none abstaining.

The Chair moved that the Board grant an extension of the site plan, including steep slope and wetland permits and special permit for excess floor area, for one year. **Vote:** 3 in favor, none opposed, none abstaining.

**V. Jennie Brotman and Peter Clyne
6 Rockridge Road
Proposed Retaining Walls, Grading and Filling
Review of Site Plan and Excess Land Coverage
Informal Hearing**

This matter was adjourned.

VI. Approval of Minutes

The approval of minutes was adjourned.

VII. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary