

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
WEDNESDAY, APRIL 12, 2017**

I. Call to Order

The Chair called the meeting to order at 8:05 PM.

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

**II. Maya and Robert D. Sheehan III
5 Dellwood Lane
Sanitary Sewer Extension and Site Plan Review for
Proposed New One-Family Dwelling
Informal Hearing**

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

Also Present: Ed Marron, architect
Hugh Greechan
Larry Tomasso

The Chair noted that this was an informal hearing, but advised that if anyone from the public was present, they would be welcome to speak in support of or in opposition to the proposal.

The Chair stated that this involves the tear down of a 1,700-square foot house and the building of a 4,500-square foot house, which the Building Inspector had advised is within the “as of right” numbers as to both house size and land coverage. The Chair advised that if a pool is intended, the Planning Board will want to see it on the plans.

The Chair stated that no curb cut approval is required, but that they will need site plan approval, a storm water prevention plan, and a sanitary sewer extension, and added that the sewer extension will require County approval. The Chair stated that the impacts on the nearby pond is are special importance and will require input from the

Village's Consulting Engineer, and advised that applicant keep Hugh Greechan of Woodward & Curran and Larry Tomasso apprised as they plan it out. The Chair informed Mr. Marron that \$10,000 should be deposited in escrow, and that plans should be delivered to Mr. Greechan two weeks before the next meeting.

**III. Primack and Segall
7 Abington Avenue
Special Permit Application for Excess Floor Area,
for Proposed Additions to Existing Dwelling.
Public Hearing**

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

Also Present: Karen Primack
Howard Albert, architect

The Chair read the Legal Notice.

Open Public Hearing

The Chair asked if anyone from the public wished to speak in support of or in opposition to the application. No one from the public was present. Mr. Albert produced a letter from the neighbor adjacent to the proposed extension in support of the application.

The Chair advised that the dwelling is on a 6,000-square foot lot which conformed to the zoning at the time it was built. The Chair noted that applicant had been before the Zoning Board of Appeals, which granted a variance to continue the now non-conforming setback forward. Mr. Albert reviewed the drawings and described the proposed project. The Chair stated that house size as of right is 2,400 square feet with a maximum of 2,760 square feet within the Planning Board's discretion, noting that applicant's request splits that difference, and as built will fit within character of the neighboring properties, which was part of the basis for the Zoning Board's decision .

The Chair moved, and Mr. Preisser seconded, to close the Public Hearing.

Vote: 3 in favor, none opposed, none abstaining, as follows:
Robert Pellegrino, Esq., Chair – Aye; Bernhard Preisser – Aye; Evan Yager – Aye.

Close Public Hearing

The Chair moved, and Mr. Preisser seconded, to grant the special permit to increase the permitted floor area amount to 2,603 square feet.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Bernhard Preisser – Aye; Evan Yager – Aye.

**IV. The NY Foundling
2 Sylvia Avenue
Proposed Amended Site Plan for Construction of New Building in Same Location as
Existing Community Residence.
Continuation of Informal Hearing**

This matter was adjourned.

Mr. Tomasso advised that NY Foundling expects to have everything to Mr. Greechan in time to be on the agenda next month.

**V. 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**

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

Also Present: Nicholas Shirriah
Ubadah Abdullah
Mr. and Mrs. Bassini
Hugh Greechan
Larry Tomasso

Mr. Shirriah brought a landscaping plan, and the Chair asked that Ms. Jainchill receive a copy before the next meeting. The Chair noted that there is a new slope analysis. Mr. Abdullah stated that he believes the cut and fill data were updated, but will confirm. Mr. Tomasso advised that there is no lighting on Shady, and the Chair asked Mr. Greechan to weigh in on lighting at the next meeting.

The Chair noted that the EAF needs additional information, and asked that this be completed and provided to the Planning Board two weeks in advance of the next meeting.

The Chair added that the plan must show the structure agreed to by Bassinis and its location. The Chair asked Mr. Bassini if he approved the structure, and Mr. Bassini confirmed that he is.

The Chair asked if any other member of the public wished to speak in support of or in opposition to the application, but none so wished.

The Chair moved, and Mr. Yager seconded, to close the Public Hearing.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Bernhard Preisser – Aye; Evan Yager – Aye.

Close Public Hearing

The Chair moved, and seconded, that the Planning Board grant the requested approvals, subject to applicant completing the EAF.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Bernhard Preisser – Aye; Evan Yager – Aye.

VI. Crossroad Building Corp. (by Mr. Patrick Kennedy, Irvington Builders Inc.) Cross Road / Sprain Road / Ashford Avenue Application for Eleven Lot Residential Subdivision. Continuation of Public Hearing and SEQRA Review.

Present:

Robert Pellegrino, Esq., Chair
Bernhard Preisser
Evan Yager

Also Present:

James Kennedy
Richard Blancato, Esq., Blancato Law Offices
Paul Petretti
Hugh Greechan
Larry Tomasso
Norma Scaleri, 637 Ashford Avenue
Nick Burilis, 19 Cross Road

Mr. Blancato addressed two points from Mr. Cleary's memorandum, about the size of the originally and currently proposed conservation area, and the side-yard setback of the neighbor to the West.

The Chair pointed out details in the EAF, and asked Mr. Petretti to make the appropriate changes by the week after next.

Mr. Petretti stated that they filed an NOI for a permit to do a stream restoration, that they have an outstanding Speedees permit, and that they will file a Notice of Termination for that. Mr. Petretti added that the drawing includes the storm water plan, which Mr. Greechan advises should not be filed before lot approval. The Chair noted that the Planning Board should be apprised of street lighting options.

The Chair reviewed the plan, stating that the ten-lot portion has not changed, but that the intent to have two 2-family homes on the remaining non-conservation lot was reconsidered, as this would require a zoning change; that there is an insubstantial net decrease in the size of the conservation area by virtue of the additional conservation easement areas now added and shown on the plan. and that there are advantages to the new plan, notably that the new cul-de-sac street improves safety.

It was stipulated that the affordable lot will be increased 10-feet by 75-feet, and that the front of the house will face Ashford Avenue.

The Chair asked Mrs. Scaleri if she was happy with the proposed placement of her driveway (which developer offered to relocate for her from Ashford Avenue to the new cul-de-sac street), and Mrs. Scaleri replied that she must think about if she prefers her driveway where it is. The Chair expressed surprise since she had previously sought to have her driveway access moved to the new street.

The Chair asked if any other member of the public wished to speak in support of or in opposition to the application.

Neither in support of nor in opposition to the application, Mr. Nick Buriis commented that the stream work produced a great result in water level after the last rain.

The Chair moved, and Mr. Preisser seconded, to close the Public Hearing, but to leave it open for written comments for up to 10 days.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Bernhard Preisser – Aye; Evan Yager – Aye.

Close Public Hearing

The Chair asked that Mr. Cleary prepare a resolution for the Board's consideration at the net meeting, and for Mr. Petretti to make the needed changes to the plan immediately.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Bernhard Preisser – Aye; Evan Yager – Aye.

VII. Approval of Minutes

The approval of minutes was adjourned.

VIII. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary