

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
TUESDAY, JUNE 13, 2017**

I. Call to Order

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

**II. Maya and Robert D. Sheehan III
5 Dellwood Lane
Proposed Site Plan for Sanitary Sewer Extension and
Two-Story Dwelling with Pool and future Pool house
Continuation of Public Hearing**

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

Also Present: Michael McGarvey
Ed Marron
Maya Sheehan
Hugh Greechan

Continuation of Public Hearing

Mr. McGarvey stated that the trees have been flagged and that he had spoken with the next-door neighbor who, along with the Planning Board, expressed concern about run-off into the pond. Mr. McGarvey stated that the plans now show a second row of silt fencing around the pond, and an orange construction fence around that, in effect double protection and a warning fence. Mr. McGarvey reported that the fifteen trees which he originally thought needed to be removed, has been reduced to seven; and further than they will try to save trees in the sewer easement area if Westchester County agrees to the one-and-a-half-inch main; and that when the sewer trench is refilled, they will plant grass seed and native plant seed. Mr. McGarvey further reported that they are proposing to plant fourteen new trees, four on the tree line and ten along the easement line.

Mr. Greechan reported that the items noted in his memo and discussed by the Board had all been addressed and only the inverts need to be clarified. Mr. Greechan noted that the sewer line is deemed a pressure line, and that the Village will take over only the gravity portion of the sewer line.

The Chair asked if any member of the public wished to speak on this matter, but no member of the public was present.

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

Vote: 4 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Altin Batska – Aye; Susan Jainchill – Aye; Bernhard Preisser – Aye.

Close Public Hearing

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the Site Plan, conditioned upon County approval, and further conditioned upon applicant submitting a final proposed landscape plan when the house is framed and the grading is established.

Vote: 4 in favor, none opposed, none abstaining, as follows:

Robert Pellegrino, Esq., Chair – Aye; Altin Batska – Aye; Susan Jainchill – Aye; Bernhard Preisser – Aye.

III. Veronica Groth (by Richard Mohring, Contract Vendee) 81 Ridge Road Applications for New One-Family Dwelling: Proposed Site Plan, including Curb Cut and Storm Water Pollution Prevention Plan; Special Permit for Excess Floor Area Public Hearing

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

Also Present: Richard Mohring
Gabriel Senior
Jim Mulvey, Jr.

Hugh Greechan
Frank Liu, 8 Shady Road, Ardsley, New York

The Chair read the Legal Notice.

Open Public Hearing

Mr. Senor stated that they had proposed the sewer go out to the South, but noted that there is a gravity connection to the North, and that a ten-foot separation to the water line is needed.

Mr. Senor advised that there are six trees that are coming down. The Chair stated that the trees need to be flagged, and Mr. Senor said that they could tag them within the next few days. Ms. Jinchill expressed concern about the huge tulip tree.

Mr. Senor advised that they had received Mr. Greechan's memorandum, showing a one-eighth inch difference in rainfall, which would require 5.8 capture and they have provided for 6.0.

Mr. Greechan advised getting a determination from the Health Department, as the sewer is in a public right of way. The Chair suggested that applicant consider going the other way, and asked that they follow up with Mr. Greechan.

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

Mr. Frank Liu stated that after a light rain there is ponding on his property. Mr. Liu also would like there to be fencing for the safety of children. The Chair stated that the Planning Board will consider requiring a swale, but expects that the grading and drainage work should ameliorate the problem; Mr. Greechan will review.

The Chair advised that this Public Hearing will be continued.

**IV. Sunshine Elmsford Realty Corp.
(by Sumeng Ngan)
Saw Mill River Road and Sylvia Avenue
Applications for New One-Family Dwelling:
Proposed Site Plan, including Curb Cuts and Storm Water Pollution Prevention
Plans; Special Permit for Excess Land Coverage
Public Hearing**

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

The Chair read the legal notice.

Open Public Hearing

Neither applicant nor any member of the public appeared on this matter, and it therefore was adjourned, as had been announced on the Agenda.

V. Approval of Minutes

The Chair moved, and Mr. Preisser seconded, to approve the minutes of the Planning Board meeting of February 15, 2017.

Vote: 4 in favor, none opposed, none abstaining, as follows:

The Chair – Aye, Ms. Jainchill – Aye, Mr. Preisser – Aye, and Mr. Yager - aye.

The Chair moved, and Mr. Preisser seconded, to approve the minutes of the Planning Board meeting of March 13, 2017.

Vote: 4 in favor, none opposed, none abstaining, as follows:

The Chair – Aye, Ms. Jainchill – Aye, Mr. Preisser – Aye, and Mr. Yager - aye.

The Chair moved, and Mr. Yager seconded, to approve the minutes of the Planning Board meeting of April 12, 2017.

Vote: 4 in favor, none opposed, none abstaining, as follows:

The Chair – Aye, Ms. Jainchill – Aye, Mr. Preisser – Aye, and Mr. Yager - aye.

VI. Adjournment

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

Respectfully submitted,
Judith Calder, Recording Secretary