

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
MONDAY, SEPTEMBER 11, 2017**

I. Call to Order

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

Present: Rob Pellegrino, Chair
Susan Jainchill
Evan Yager

**III. Henry and Kathryn Groth (by Zappico Construction, LLC, Contract Vendee)
96 Ridge Road
Application for Three New One-Family Dwellings: (a) Proposed Three-Lot
Subdivision; (b) Steep Slope Permits for each Lot; (c) Site Plans, including Curb
Cuts and Storm Water Pollution Prevention Plans
Continuation of Public Hearing**

Present: Rob Pellegrino, Chair
Susan Jainchill
Evan Yager

Also Present: Brian Zappi, Zappico Real Estate

The Chair asked applicant to give again a general description of the planned development. Mr. Zappi stated that they propose turning a four-lot property into three lots, and stated that they seek a demolition permit and three steep slope permits, to start the first house, grade out the rest of the property, and sell the first house as soon as possible.

The Chair asked the applicant to review the changes to the plan made in response to the public's comments at the last meeting, and Mr. Zappi summarized that the new proposal includes ornamental grasses in the rear of the properties, a relocated driveway on one home, and level backyards with basement walk-outs on all three houses. Mr. Zappi added that he had provided the calculations on grade and height to Mr. Tomasso.

Ms. Jainchill suggested that the applicant use a mixture of trees and shrubs between the houses, rather than one species in a row, and recommends using native species.

The Chair asked that applicants send a copy of the subject easement.

The Chair asked if the applicant had done any tests to determine the existence and depth of any rock. Mr. Zappi added that, based on the survey, the depth is sufficient for a storm water drain, the exact value of which is labeled in the storm water report provided to Mr. Greechan. The Chair reminded the applicant that If rock is found and would adversely affect the drainage system, the plans would have to redesigned and resubmitted.

The Chair stated the hope that Mr. Greechan would likely respond next week, and noted that the delayed response from Mr. Greechan is most unusual. Mr. Zappi asked to close the Public Hearing subject to Mr. Greechan's comments. The Chair declined to close the Public Hearing until Mr. Greechan's input had been received. The Chair noted that Mr. Cleary had made only a few comments, which applicant appears to have addressed.

The Public Hearing remains open.

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

This matter was adjourned.

IV. Approval of Minutes

Approval of the August minutes was adjourned.

VI. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary