

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
WEDNESDAY, NOVEMBER 13, 2017**

I. Call to Order

The Chair called the meeting to order at 8:01 PM

Present: Robert Pellegrino, Esq., Chair
Altin Baksta
Susan Jainchill
Bernhard Preisser

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

II. Approval of Minutes.

The Chair moved, and Mr. Preisser seconded, that the Board adopt the September 2017 Minutes, as amended.

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

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

The Chair moved, and Mr. Preisser seconded, that the Board adopt the October 2017 minutes, as amended.

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

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

**III. Henry and Kathryn Groth
By Zappico Construction, LLC, Contract Vendee
96 Ridge Road**

**Application for 3 New One-Family Dwellings: (a) Proposed Three Lot Subdivision;
(b) Steep Slope Permits for each lot; (c) Site Plans, including Curb Cut and Storm
Water Pollution Prevention Plan
Continuation of Public Hearing & Proposed Resolutions**

Present: Robert Pellegrino, Esq., Chair
Altin Baksta
Susan Jainchill
Bernhard Preisser

Also Present: Mr. Brian Zappi, Zappico Real Estate
Mr. Nick Fusco, Zappico Real Estate
Mr. Jim Zappi, Zappico Real Estate

The Chair asked if any member of the public wished to speak in support of or in opposition to the application, and no one so wished. The Chair noted that the applicant's plans reflected the last round of comments from the consulting engineer.

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 Baksta –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

Close Public Hearing

The Chair read the SEQRA Negative Declaration Resolution.

The Chair moved, and Mr. Preisser seconded, that the Board adopt the SEQRA Negative Declaration Resolution.

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

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

The Chair signed the SEQRA Negative Declaration Resolution.

The Chair read the Final Subdivision Plat Approval.

The Chair moved, and Mr. Preisser seconded, that the Board adopt the Final Subdivision Approval of the Planning Board of the Village of Ardsley.

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

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

The Chair signed the Final Subdivision Approval.

**IV. Vladimir Kowalyk and Amy R. Weinberg
57 Bramblebrook Road**

Application for Filling and Grading Permit, for proposed new Retaining Wall and freestanding Deck with Hot Tub Review

After a short discussion, the Chair stated that there was no objection to the proposed plan for the fill and grading at the site along with the erection of a new retaining wall subject to compliance with applicable wall design requirements. The Chair moved to grant the application subject to the foregoing, and Mr. Preisser seconded.

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

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

**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.

**VI. Ferdinand Markushi
27 Abington Avenue**

**Application for Wetlands Permit; for Proposed Rear Deck, Tree Removal, Grading, Stream Bank Restoration, and Tree and Shrub Planting
Public Hearing**

This matter was adjourned.

VII. Adjournment

There being no other business before the Planning Board, the meeting was adjourned at 8:12 PM.

Respectfully submitted,
Judith B. Calder
Recording Secretary