

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
WEDNESDAY, AUGUST 14, 2017**

I. Call to Order

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

Present: Bernhard Preisser, Acting Chair
Susan Jainchill
Evan Yager

II. Veronica Groth

(by Richard Mohring, Contract Vendee)

81 Ridge Road

Applications for New One-Family Dwelling: (a) Proposed Site Plan including Curb Cut and Storm Water Pollution Prevention Plans; (b) Special Permit for Excess Floor Area

Continuation of Public Hearing

Present: Bernhard Preisser, Acting Chair
Susan Jainchill
Evan Yager

Also Present: Richard Mohring
Gregory Caccioppoli, Gabriel E. Senor Engineers
Hugh Greechan
Pat Cleary
Mr. Peter Saretsky, 111 Ridge Road, Ardsley, NY
Mr. Adam Conti, 100 Ridge Road, Ardsley, NY

The Chair stated that Mr. Greechan had noted some issues with applicant's plans. Mr. Caccioppoli stated that they had revised the plans after those comments, including adding a concrete collar around the French drain.

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

Mr. Saretsky asked how far they will pump to the sewer, and Mr. Caccioppoli replied that they will pump 144 linear feet to the sewer manhole. The Chair noted that the Village's consulting engineer had recommended that it would be safer to pump up the road because of the location of the water line.

Mr. Conti asked if they will trench the road, and Mr. Greechan stated that the road would need to be trenched regardless of the direction they pumped.

Ms. Jainchill moved, and Mr. Yager seconded, to close the Public Hearing.

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

Bernhard Preisser, Acting Chair – Aye

Susan Jainchill – Aye

Evan Yager - Aye

Close Public Hearing

The Chair moved, and Ms. Jainchill seconded, that the Planning Board approve a new one family dwelling as submitted, subject to concrete collar being added, and subject to a landscape plan being submitted prior to going to final.

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

Bernhard Preisser, Acting Chair – Aye

Susan Jainchill – Aye

Evan Yager - Aye

.

III. Henry and Kathryn Groth By Zappico Construction, LLC, Contract Vendee 96 Ridge Road Applications for Three 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 Plans Public Hearing

Present: Bernhard Preisser, Acting Chair
Susan Jainchill
Evan Yager

Also Present: Brian Zappi, President, Zappico Real Estate
Nick Fusco, Zappico Real Estate
Hugh Greechan
Pat Cleary

Mr. Peter Saretsky, 111 Ridge Road, Ardsley, NY
Mr. Adam Conti, 100 Ridge Road, Ardsley, NY
Ms. Ronee Weissman, 517 Almena Avenue, Ardsley, NY
Mr. Steven Swidler, 90 Ridge Road, Ardsley, NY
Ms. Victoria Lascala, 47 Bonaventure Avenue, Ardsley, NY
Ms. Lisa Scheer, 523 Almena Avenue, Ardsley, NY

The Chair read the legal notice.

Open Public Hearing

Mr. Fusco explained that they propose a three-lot subdivision on an existing four-lot property where the existing four lots are non-conforming. Mr. Fusco stated that on the property presently is one house which straddles the middle two lots.

Mr. Fusco reported that they propose demolition of the existing house and construction of three homes, each approximately 36 by 30 feet. Mr. Fusco stated that they propose treating the runoff of all impervious surfaces on site for each house, and that they propose tapping into the existing water main and sewer connection. Mr. Fusco stated that there would be minimal disturbance of the steep slopes.

The Chair stated that Mr. Greechan had provided a lengthy presentation, which applicant would need to address.

The Chair asked if any member of the public wished to speak in favor of or in opposition to the application, or wished to ask questions about it.

Ms. Weissman asked why she received a letter, and Mr. Fusco advised her that her home is within 200 feet of the property line. Ms. Weissman also asked if there was to be a new road, and Mr. Fusco stated that none is proposed, that each proposed home will be accessed by driveways from Ridge Road. Ms. Weissman asked if the proposed homes will be sited like others on Ridge Road or if they will go further down the slope. Mr. Fusco replied that they will likely be closer to Ridge Road and less down the slope.

Mr. Saretsky asked about the setbacks. Mr. Fusco replied that they are not seeking variances but will observe the setbacks of 20 feet in the front and back and 15 feet on the sides.

Mr. Swidler enumerated his five concerns about applicant's proposal. One, Mr. Swidler stated that he does not want to look from his bedroom right onto a driveway. Two, Mr. Swidler stated that lot 18 was filled with landfill about 15 years ago, resulting in erosion of natural drainage. Three, Mr. Swidler opined that it would be preferable to build two houses more like the other houses in neighborhood than those proposed. Four, Mr.

Swidler expressed concern that trees that he suspects are 200 years old would be taken down for construction. Five, Mr. Swidler expressed concern about traffic caused by construction.

Mr. Swidler also asked where the sewer will hook up. Mr. Swidler stated that he would like his engineer to go over the plans with applicant to work out something that would provide screening.

Mr. Fusco stated that although the proposed driveway is adjacent, they have provided screening, and added that they can consider moving the driveway to the opposite side of the home if the grading allows.

Mr. Fusco reported that the size of each lot proposed is similar in size to neighboring lots, and that the proposed homes have small footprints due to the setback requirements.

Mr. Fusco stated that he had not been aware of the landfill issue and will look into it. Mr. Fusco further stated that, as to erosion concerns, they are proposing storm water infiltration systems to take all storm water from any impervious surface on each lot. Mr. Zappi added that their storm water prevention plans should slightly reduce runoff.

Ms. Lascala asked if there would be blasting, and expressed concern about runoff and about trees on the steep slope. Mr. Fusco stated that they do not anticipate blasting. Mr. Zappi added that if they find rock, they will try to hammer it, and that if it is too tough, they will seek a blasting permit in accordance with town regulations.

Mr. Saretsky asked if they plan to build one house at a time, and asked how long construction would take. Mr. Zappi stated that they do plan to build one house at a time, and that they expect construction to take 90 days, and 120 days for a for a bigger house. Mr. Saretsky asked if that time estimate Included chipping rock, and Mr. Zappi replied that it included everything.

Mr. Saretsky asked if the homes will have full basements, and Mr. Fusco replied that they will.

Mr. Saretsky asked if applicant had done borings, and Mr. Fusco replied that they had not.

Mr. Saretsky asked where they will put the trucks. Mr. Zappi replied that everything will be on site and that they will not be blocking the road. Mr. Zappi added that constructing one home at a time provides room on other lots, and noted that a construction entrance is shown for each lot.

Ms. Scheer asked how far down the slope they plan to build the homes. Mr. Fusco stated that they do not plan to go much beyond the deck of the existing house. Ms. Scheer also asked if trees would be cut down. Mr. Fusco stated that 10 to 12 trees would be cut down, most of which are not large, and only where the proposed house or driveway will go. Mr. Fusco added that they will be planting replacement trees, he believes 22, and stated that the planting is included on the site plan.

Ms. Weissman asked what the proposed square footage and acreage is. Mr. Fusco replied that each lot is approximately .3 acres, and that each house would be approximately 3,000 square feet, of which 1,000 square feet would be an unfinished basement.

Ms. Jainchill informed applicant to remove Barberry from the plant list. Ms. Jainchill asked the slope of the North-most lot, and Mr. Fusco replied twenty percent. Ms. Jainchill suggested that they think about how to stabilize that slope with native plantings. Mr. Greechan noted that plans show one wall.

The Chair advised applicants that the Board would not doing anything tonight, as applicant needs to address many issues raised by the Village's consultants, Mr. Greechan and Mr. Cleary, and that the Board would therefore adjourn the matter.

The Chair advised the members of the public that they were welcome to come back for the remainder of the hearing, and notified them that they would not receive another certified letter, but should check the Village website or call the Village offices.

Mr. Zappi asked that the Board close the Public Hearing. The Chair stated that the Public Hearing would not be closed until all the facts and issues were addressed.

IV. 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
Public Hearing**

The Chair advised that this matter was postponed from the Board's last meeting.

The Chair read the Legal Notice.

Open Public Hearing

Present: Bernhard Preisser, Acting Chair
 Susan Jainchill
 Evan Yager

Also Present: Emilio Escalades, Escalades Associates, Architects and Engineers
 Hugh Greechan
 Pat Cleary

Mr. Escalades produced the “green cards” received from the New York State Department of Transportation (“DOT”), the New York State Thruway Authority, Westchester County Department of Parks, Westchester County Planning Department, and 891 Saw Mill River Association.

Mr. Escalades reported that they hope to build a one-family residence on the lot, which they must access from Saw Mill River Road because attempts to negotiate with the easement owners were unsuccessful. Mr. Escalades reported that they are seeking approval from DOT, that they have submitted all the paperwork, forms and diagrams that DOT requires, and that they will provide the DOT approval to the Village’s consulting engineer as soon it is received. Mr. Escalades noted that they have been unofficially advised that the proposal is acceptable to DOT as they have the requisite visibility relative to oncoming traffic.

Mr. Escalades stated that they propose a 3,000 to 3,200 square foot house. Mr. Escalades reported that the backyard requires a retaining wall. Mr. Escalades stated that they currently plan to provide drainage with pre-cast concrete, but that they may change it to surface-oriented culvert. Mr. Escalades reported that the Perk test results showed sandy up to 6 feet with very high perks. Mr. Escalades stated that a drainage report will be forthcoming, and that he is confident that they will be able to address the Village’s consulting engineer’s concerns by next week.

Mr. Greechan stated that it is good to hear from DOT first. Mr. Cleary has no comments on this.

The Chair asked if any member of the public wished to speak in favor of or in opposition to the applications, and no one present so wished.

The Chair stated that this matter would be held open until the next meeting.

**V. Richard M. Greenspan Revocable Living Trust
By Village of Ardsley, Contract Vendee
220 Heatherdell Road
Proposed Demolition of Residential Structures and Construction of new Municipal
Public Works Facilities, including Storage / Maintenance Garage, Road Salt Storage
Barn, Fuel Station, and Parking for Employees / Public Works Vehicles
Informal Hearing**

This matter was removed from the Agenda after publication and prior to the meeting.

VI. Approval of Minutes

Ms. Jainchill moved, and Mr. Yager seconded, that the Minutes of the Planning Board meeting of May 8, 2017 be approved as amended.

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

Bernhard Preisser, Acting Chair – Aye

Susan Jainchill – Aye

Evan Yager – Aye

The Chair moved, and Ms. Jainchill seconded, that the Minutes of the Planning Board meeting of June 13, 2017 be approved as amended.

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

Bernhard Preisser, Acting Chair – Aye

Susan Jainchill – Aye

Evan Yager - Aye

VI. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary