

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, DECEMBER 9, 2013**

Mr. Paley called to order the regular meeting at 8:04 p.m.

Approval of Minutes

Minutes tabled.

The Session was called to order at 8:32 p.m.

Board Members in Attendance:	Robert Paley, Acting Chairman Art Hunter Bernhard Preisser
------------------------------	------------------------------------------------------------------

Absent:	Robert Pellegrino, Chairman Jerry Parnes
---------	---------------------------------------------

Present:	Anthony S. DiFilippo, owner Deanna Tiernan, owner Miriam Allen, 23 Victoria Road Helene Galletta, 27 Victoria Road Steve Galletta, 27 Victoria Road
----------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------

Mr. Anthony S. DiFillippo Deanne & Kevin Tiernan 6 Lookout Place	Rear Deck, Steps, Patio	Public Hearing Continued on Special Permit Application to Increase Gross Land Coverage
-------------------------------------------------------------------------------------	--------------------------------	-------------------------------------------------------------------------------------------------------

Mr. Paley said there was a discussion on this last month.

Mr. Paley asked if there were any comments from the public. (Side 2)

Public Comments

Mr. Steve Galletta, 27 Victoria Road, asked if the purpose of this discussion is to address the encroachment onto his property. He said he drove by Ardsley Road to Heatherdell Road, and on to Agnes Circle and noted they have a great barrier in place. He mentioned that a sound barrier, in addition to a visual barrier, would be good as well. He noted last week the applicant was

using his leaf blower on his deck. He said this will minimize conflict if some action can be taken on noise. He mentioned that their selling their home is a possibility and does not want deterrents.

Mr. DiFilippo said he is agreeable to the hedge barrier and stated their landscaping plans in the application.

Mr. Paley if there were any other comments. There were no other comments from the public.

Close Public Hearing

On motion of Mr. Preisser, seconded by Mr. Hunter, the public hearing was closed.
VOTE: 3-0

Mr. Paley stated the visual barrier is appropriate but not the sound barrier. Mr. DiFilippo stated they plan to use a variety of Arborvitae that has a wide spread. The Board suggested that they be about four to five feet in height.

Mr. DeFilippo said that what is currently in place is about ten feet high. They will put in five foot Arborvitae that will grow at a rate of about two feet yearly. They will be planted along the entire length of the rear of the property at five foot center. It was suggested that a product Myke be used that increases root growth.

Approval of Special Permit

On motion of Mr. Hunter, seconded by Mr. Preisser, the application for a Special Permit to increase gross land coverage was approved with the condition that Virescens Arborvitae with a height of five feet be planted across the entire length of the rear yard, at five foot centers and subject to approval of the Resolution.

VOTE: 3-0

The Session ended at 9:10 p.m.

The Session was called to order at 9:12 p.m.

Board Members in Attendance:	Robert Paley, Acting Chairman Art Hunter Bernhard Preisser
------------------------------	------------------------------------------------------------------

Absent:	Robert Pellegrino, Chairman Jerry Parnes
---------	---------------------------------------------

Present:	Mr. Ted Greenberg
----------	-------------------

Theodore D. Pieper & & Paola Noca 130 Huntley Drive	Proposed Patio, In-Ground Swimming Pool	Public Hearing on Special Permit Application To Increase Gross Land Coverage
-----------------------------------------------------------	-----------------------------------------------	---------------------------------------------------------------------------------------

Mr. Paley read the notice into the record.

Ms. Paola Noca appeared. She gave the green cards to Mr. Paley for the Building Department records.

Mr. Paley noted that there are only 3 members in attendance but will hear the matter.

The applicant stated they have a large family with four children. The proposed patio will be 12 x 24 feet. There is a fence around the fiberglass pool. The pool does not have a liner and is not emptied because it has a fiberglass shell. It is 15 feet from the property line. There is no grading in the back. The applicant stated they are trying to keep the pool as close to their house as possible.

Mr. Preisser noted the original drawing indicated there will be a stone wall. The applicant stated the calculations have not changed and the coverage is the same. There will be screening for the benefit of the neighbors on all sides. She said their adjacent neighbor has shrubs and trees.

Mr. Paley noted the applicant has a large back yard and are within the allowable perimeters on all sides.

Mr. Paley asked if there were any comments from the public.

Public Comments

Ms. Yvonne Piranio, 33 Wildwood Lane, stated Joanne Klein could not attend, but presented her letter to be read aloud.

Ms. Klein expressed concern about overlooking the pool and said there is much noise emanating from the property.

Ms. Piranio read the Klein letter into the record that did not support the pool and patio.

The applicant is proposing 320 feet of additional land coverage.

Adjournment

There being no other business the meeting was adjourned.

Vote: 3-0

Respectfully submitted,

Anne Hohlweck
Recording Secretary