

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
TUESDAY, FEBRUARY 13, 2018**

I. Call to Order

The Chair called the meeting to order.

Present: Rob Pellegrino, Esq., Chair
Altin Baksta
Paul Bialowas
Susan Jainchill

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

**II. John L. Ferrara and Maryann Casale
9 Overlook Road
Application for new two-story dwelling, proposed Site Plan, including Storm Water
Pollution Prevention Plan
Public Hearing**

Present: Rob Pellegrino, Esq., Chair
Altin Baksta
Paul Bialowas
Susan Jainchill

Also Present: Maryann Casale
Salvatore J. Triano, P.E., Principal, Crossland Engineering, PLLC
Contractor
Alvaro Lorenzo, Woodward & Curran

The Chair read the Legal Notice.

Open Public Hearing

The Chair noted that if this were a second story addition, instead of a new two-story house, Planning Board approval would not be required.

Mr. Triano stated that the proposal is to demolish the existing house down to the foundation, and erect a modular house on top of the existing foundation. Mr. Triano pointed out that this would result in only minimal disturbance to the property from installing required drywells

Mr. Triano stated that the land coverage decreases minimally, resulting in some improvement in storm water management.

Mr. Bialowas asked about the soil condition and method of determining the condition in the area where drywells are planned. Mr. Triano advised that they found silty loam, and inferred a suitable depth. The Chair advised that the Building Inspector would be making field inspections.

The Chair asked if any member of the public wished to speak in support of or in opposition to the application, but no member of the public was present.

After waiting to allow potential latecomers to speak, when no one appeared, the Chair moved, and Mr. Baksta seconded, to close the Public Hearing at 8:25 PM. **Vote:** 4 in favor, none opposed, none abstaining, as follows:

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Aye

Close Public Hearing

The Chair moved, and Mr. Baksta seconded, to approve the site plan and the storm water pollution prevention plans prepared by Salvatore John Triano of Crossland Engineering on October 18, 2017 and modified on February 5, 2018, subject to applicant furnishing a proposed planting plan prior to the issuance of a Certificate of Occupancy for the deck.

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

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Aye

III. Approval of Minutes

The Chair moved, and Mr. Baksta seconded, to approve the Minutes of the August 2017 meeting of the Planning Board, as amended.

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

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Aye

The Chair moved, and Ms. Jainchill seconded, to approve the Minutes of the November 2017 meeting of the Planning Board, as amended.

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

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Aye

The Chair moved, and Mr. Baksta seconded, to approve the Minutes of the January 2018 meeting of the Planning Board, as amended.

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

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Aye

IV. Madhu V. and Shiney M. Philips

7 McKinley Place

**Applications for Proposed Additions, Special Permits for Excess Floor Area and
Excess Land Coverage
Public Hearing**

Present: Rob Pellegrino, Esq., Chair
Altin Baksta
Paul Bialowas
Susan Jainchill (recused)

Also Present: Madhu V. Philips
Max Parangi, architect
Alvaro Lorenzo, Woodward and Curran

The Chair read the Legal Notice.

Open Public Hearing

Mr. Philips stated that they are a family of four, that a fifth family member lives in the home and that Mr. Philips ill parents are expected to live with them also. Mr. Parangi

explained the proposal includes adding two bedrooms, a Jack and Jill bath, and a television room above the garage.

The Chair advised that he had discussed applicants' proposal with the Building Inspector, and noted the as-of-right, maximum, current, and proposed floor area and land coverage figures. He stated that the floor area is 3,868 as of right with a maximum area up to 4,485 permitted in the PB's discretion; that the current floor area is 2,270 and applicants are seeking 4,084; he then stated that the land coverage as-of-right is 3,742, with the maximum being 4,409, the current being 3,643, and the proposed 4,228.

Mr. Parangi noted that both as to floor area and land coverage, the maximum was not being sought; that a portion of that 200 square feet of additional floor area is a covered porch.

Mr. Bialowas recommended additional culverts or drywells and more natural plantings due to the additional impervious surface. Mr. Philips stated that the back of the property is wooded and that they plan on landscaping the front. The Chair stated that that might not be sufficient, and also that mitigating measures for the additional impervious area would be required. Mr. Parangi asked how the requirements are calculated. Mr. Lorenzo, on behalf of Woodard & Curren, the Village's Consulting Engineering firm, stated that he would provide the details; there would also need to be deeper testing of the soil. Ms. Jainchill stated her recusal due to living nearby and knowing applicants' neighbors. The Chair discussed considerations of the Planning Board in exercising its discretion, including general site conditions, topography, visibility, and location of the additional floor area and land coverage, and that the subject application did not create any material concerns, other than as relate to assuring proper drainage and landscaping.

The Chair asked if any member of the public wished to speak in support of or in opposition to the application, but no member of the public was present.

After waiting to allow potential latecomers to speak, when no one appeared, the Chair moved, and Mr. Baksta seconded, to close the Public Hearing at 8:30 PM. **Vote: 3** in favor, none opposed, one abstaining, as follows:

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Abstain (Recused)

Close Public Hearing

The Chair moved, and Mr. Baksta seconded, to grant the application to grant a Special Permit for excess floor area as shown on the plan with the requested floor area of 4,084 square feet, and a Special Permit for excess land coverage at the amount requested of 4,228 square feet, subject to the addition of further mitigation of runoff from additional impervious surfaces (the roof in particular) ,by added culverts,, based upon the requirements set forth by the Consulting Engineer, and also subject to applicant furnishing a proposed planting plan prior to the issuance of a Certificate of Occupancy.

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

Rob Pellegrino, Esq., Chair -	Aye
Altin Baksta -	Aye
Paul Bialowas -	Aye
Susan Jainchill -	Abstain (Recused)

V. Ferdinand Markushi
27 Abington Avenue
Application for Wetlands Permit, for proposed: Rear Deck, Tree Removal, Filling and Grading, Stream Bank Restoration, Tree and Shrub Planting
Continuation of Public Hearing

Present: Rob Pellegrino, Esq., Chair
Altin Baksta
Paul Bialowas
Susan Jainchill

Also Present: Alvaro Lorenzo, Woodward and Curran

Neither applicant nor any representative of applicant appeared.

Mr. Bialowas pointed out that while the water course on the property may appear to be a drainage ditch, 500 feet further down the fauna and conditions he has observed there make clear that consideration has to be given to its state when wetter conditions apply. The Chair noted that issuance of a wetlands permit would be subject to Woodward and Curran confirming appropriate stone placement and a plan for suitable plantings.

**VI. 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.

VII. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary