

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING of  
MONDAY, APRIL 9, 2018**

**I. Call to Order**

The Chair called the meeting to order.

Present: \_\_\_\_\_ Robert Pellegrino, Esq., Chair  
Paul Bialowas  
Altin Batska  
Bernhard Preisser  
Susan Jainchill

The Chair announced the Agenda.

**II. Crossroad Building Corp.  
By Patrick Kennedy,  
Irvington Builders, Inc.  
Sprain Cross Rds/Ashford Ave  
Application for 6 Mo. Extension from 5/8/2018  
Conditional Approval of Preliminary 5.8 Acre Subdivision  
Plat, dated 5/8/2017**

Present: \_\_\_\_\_ Rob Pellegrino, Esq., Chair  
Paul Bialowas  
Altin Batska  
Bernhard Preisser  
Susan Jainchill

Also Present: Patrick Kennedy  
Bernard Biviano  
Ajish Aravindakshan-Nair

The Chair read the Legal Notice.

**Open Public Hearing**

Mr. Kennedy handed in Certified Mail Receipts. Mr. Kennedy requested another 6 month extension of the Preliminary Plat approval. Mr. Kennedy stated that that he is requesting a 6 month extension because he is waiting for correspondence from Suez Water and Westchester County and he hopes to have it in a month and a half. Mr. Kennedy also stated that he does not anticipate another extension.

The Chair advised that there have been no changes in the applicable laws or in any of the site conditions and generally that makes the extension ministerial. Ms. Jainchill felt strongly that given the size of the project possibly this and further extensions, should not be entertained, and would abstain. Mr. Bialowas stated that he had not had any involvement with the project.

The Chair asked if anyone present wished to speak in support or in opposition to the application, and no one present so wished.

The Chair moved, and Mr. Preisser seconded, to close the Public Hearing at 8:45 PM.

**Vote:** 3 in favor, 2 abstentions, none opposed, as follows:

Robert Pellegrino, Esq., Chair -	Aye
Paul Bialowas -	Abstained
Altin Batska	Aye
Bernhard Preisser -	Aye
Susan Jainchill -	Abstained

### **Close Public Hearing**

The Chair moved, and Mr. Preisser seconded, to grant the application for a 6 month extension from 5/8/18; Conditional approval of preliminary 5.8 acre subdivision plat, dated 5/8/17.

**Vote:** 3 in favor, 2 abstentions, none opposed, as follows:

Robert Pellegrino, Esq., Chair -	Aye
Paul Bialows -	Abstained
Altin Batska	Aye
Bernhard Preisser -	Aye
Susan Jainchill -	Abstained

### **III. Sunshine Elmsford Realty Corp.**

**By Mr. Sumeng Ngan**

**Saw Mill River Road / Sylvia Avenue**

**Application for New 1-Family Dwelling: (a) Special Permit for Excess Flor Area; (b) Special Permit for Excess Land Coverage; (c) Proposed Site Plans, including Curb Cut & Stormwater Pollution Prevention Plan**

The Chair read the Legal Notice.

### **Open Public Hearing**

Present: Rob Pellegrino, Esq., Chair  
Paul Bialowas  
Altin Batska  
Bernhard Preisser

Susan Jainchill

Also Present: Emilio Escaladas, P.E., R.A.  
Sumeng Ngan

Mr. Escaladas, P.E., R.A. handed in the Affidavit of Mailing together with Certified Mail Receipts. The DOT advised them to get final approval before receiving the final permit. Mr. Escaladas presented his plan to the Board. He stated that it requires some additional impervious surfaces; he stated that the drainage is handled and the topography has been approved and stated that they have seen eye to eye with the building department. The DOT is insisting that the Board give a letter for the Preliminary. Mr. Escaladas is seeking more land coverage to gain access in order for people to turn safely on Saw Mill River Road; they need more square footage. Mr. Escaladas displayed this to the Board on his architectural drawings.

The Chair stated that the increase in house size is de minimis and his inclination is to approve, and as for the land coverage it did not exceed the max, and more important arose out of the need for safe access to and from Route 9A.

The Chair asked if anyone present wished to speak in support or in opposition to the application, and no one present so wished.

The Chair moved, and Mr. Preisser seconded, to close the Public Hearing at 8:40 PM.

**Vote:** 5 in favor, none abstaining, none opposed, as follows:

Robert Pellegrino, Esq., Chair -	Aye
Paul Bialows -	Aye
Altin Batska	Aye
Bernhard Preisser -	Aye
Susan Jainchill -	Aye

#### **Close Public Hearing**

The Chair moved, and Mr. Preisser seconded, to grant the application for a special permit for excess floor area and house size; and approve the proposed site plans, including curb cut and stormwater pollution prevention plan.

**Vote:** 5 in favor, none abstaining, none opposed, as follows:

Robert Pellegrino, Esq., Chair -	Aye
Paul Bialows -	Aye
Altin Batska	Aye
Bernhard Preisser -	Aye
Susan Jainchill -	Aye

#### **IV. Approval of Minutes**

No Minutes were approved

**V. Adjournment**

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

Respectfully submitted,  
Donna M. Fusco  
Recording Secretary