

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
MONDAY, JUNE 11, 2018**

I. Call to Order

The Chair called the meeting to order at 8:04 PM.

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

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

**II. Feline Veterinary Medical Center
(by Jason Lyn, DVM)
917 Saw Mill River Road
Proposed Site Plan and Application for Joint Use/Reduced Parking Space
Requirement, for Change of Use from Retail Store to Medical Office
Review and Comment to Board of Trustees**

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

The Chair explained that whenever the use changes, the Planning Board must approve it, and that if the change raises other issues, the Planning Board is asked to comment to the Village Board of Trustees.

The Chair noted that the applicant will not be attending this evening's meeting.

The Chair stated that the shopping center currently operates under a thirty-three percent reduction in parking, which was granted by the Village Board of Trustees. The Chair stated that six parking spaces are required for the proposed use, down from the nine spaces required for the prior use, and explained that the number of parking spaces

required for a retail establishment is one space per 150 square feet, whereas the number of parking spaces required for a medical establishment is one space per 200 square feet, because the latter is less densely frequented. The Chair noted that the Veterinary Medical Center plans to operate Mondays through Thursdays from 8:00 AM to 5:30 PM, and on Fridays from 8:00 AM to 4:00 PM, and that there will be no overnight parking.

After a brief discussion, the Planning Board concluded that, based upon the Building Inspector's memo of June 11, 2018, it had no comments to add.

**III. R. Mohring Building & Development Corp
(by Mr. Richard Mohring)
611 Ashford Avenue
Proposed Landscaping Plan for New One-Family Dwelling
(Conditionally Approved March 13, 2017)
Review as Condition of Site Plan Approval**

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

Also Present: Mr. Richard Mohring

The Chair stated that this matter is before the Planning Board so that the Board can review the landscaping plan, upon which the March 13, 2017 Site Plan Approval had been conditioned.

Ms. Jainchill stated that she would support the landscaping plan as shown, but pointed out that the landscaping plan does not show the hedge that is still on the property, despite the prior understanding that it would be removed. After a discussion of options, Mr. Mohring stated that he would remove the hedge to conform to the plan.

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the Landscaping Plan as shown, which means that the privet planted along the boundary line on Abington and Ashford Avenues will be removed.

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

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

**IV. R. Mohring Building & Development Corp
(by Mr. Richard Mohring)
81 Ridge Road
Proposed Landscaping Plan for New One-Family Dwelling (Conditionally Approved
August 14, 2017)
Review as Condition of Site Plan Approval**

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

Also Present: Mr. Richard Mohring

The Chair stated that this matter is to review the landscaping plan, upon which the August 14, 2017 Site Plan Approval had been conditioned.

The Planning Board and applicant had a brief discussion of the merits of various species of plantings as shown on the plan and as potential substitutes for those shown.

The Chair moved, and Mr. Preisser seconded, that the Planning Board approved the Landscaping Plan as presented, subject to the condition that any arbor vitae shown on the plan will be replaced with a Leland Cypress species of equivalent height.

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

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

**V. Mr. William Garrity
22 Orlando Avenue
Permit Application to Fill Land and Erect Retaining Wall; Proposed Site Plan
Review**

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

Also Present: Mr. William Garrity

The Chair stated that applicant seeks a permit to fill land and erect a retaining wall.

The Chair summarized that the Building Inspector had advised that there are no steep slopes on the property, that the properties to North and South (Left and Right of the property) have retaining walls and elevated rear yards leaving subject property's elevation relatively lower, and that the height of the proposed retaining wall would range from two to four feet. The Chair noted that the Building Inspector had also suggested that leveling the yard would reduce the volume and velocity of run-off down the slope. The Chair also noted the Building Inspector's comment that if the two large trees in the rear yard will remain, they should be protected during construction and there should not be excess overfill around the trees' perimeters.

Ms. Jainchill and Mr. Garrity discussed how to protect the two eighty-foot tall oak trees. Ms. Garrity said that he intends to put a well around the lower tree, and Ms. Jainchill recommended that the well be wide enough to cover the drip line and that Mr. Garrity have an arborist advise him.

The Chair pointed out that the engineer has certified the wall, and added that the Building Inspector may make a field decision about the height of the drop. Mr. Bialowas inquired about the material intended for the wall, and applicant stated that the material will be AB block. Applicant informed the Planning Board that both adjacent neighbors have natural stone walls, and the Planning Board recommended that applicant use material comparable to that of the neighboring walls.

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the permit application to fill land and erect a retaining wall based on the site plan presented, subject to applicant having access to bring the fill, and subject to a well adequate to protect the lower oak tree, and subject to the selection of block in character with walls of neighbors to the North and South, a color sample of which is to be provided to the Building Inspector.

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

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

**VI. Cornerstone Properties 2016 LLC
(By B. Zappi and N. Fusco, Zappico Construction, LLC)
92 Ridge Road
Proposed Site Plan, to Fill Land and Erect Retaining Wall on Steep Slope
(Revised from November 13, 2017 Subdivision Approval)
Informal Hearing**

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

Also Present: Mr. B. Zappi

The Chair stated that the original site plan showed the land sloping down approximately five feet from the rear of the house. Mr. Zappi stated that the buyers requested that the slope begin sixteen feet from the rear of the house, which would require placing the retaining wall further from the house.

The Chair stated that the proposed retaining wall would need a steep slope permit and a revision to the site plan. The Chair pointed out that this will require the matter to be noticed again, and advised applicant to time the notices to permit this matter to be heard at the next meeting. The Chair noted that applicant has established an escrow account, and that the Consulting Engineer will look at the design.

The Chair asked applicant to stake the retaining wall both as planned on the original site plan and at its newly proposed location at both the side and back of the house. The Chair stated that the staking should show the height the wall is expected to reach and where earth would be rolled up to it. The Chair further asked applicant to notify the Building Inspector when it has been staked.

In response to Ms. Jainchill's question, Mr. Zappi stated that no additional trees will be taken down under the new plan.

The Chair noted that no members of the public were present.

VII. Approval of Minutes

The Chair moved, and Mr. Preisser seconded, that the Minutes of the March 2018 meeting of the Planning Board be approved as amended.

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

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

The Chair moved, and Mr. Preisser seconded, that the Minutes of the April 2018 meeting of the Planning Board be approved as amended.

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

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

VIII. Adjournment

There being no other business before the Planning Board, the meeting adjourned at 8:35 PM.

Respectfully submitted,
Judith B. Calder
Recording Secretary