

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, JANUARY 12, 2015**

Chairman Robert Pellegrino called to order the regular meeting at 8:00 p.m.

The Session was called to order at 8:00 p.m.

Board Members in Attendance:	Robert Pellegrino, Chairman Jerry Parnes Bernhard Preisser Altin Backa
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Not in Attendance:	Art Hunter
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Board Members in Attendance:	Robert Pellegrino Jerry Parnes Bernhard Preisser Altin Backa
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Present:	Henry Thomas, Architect Janet J. Giris, Esq., Attorney Robert A. Soudan, Jr., (LockUp) Applicant David Smith, Planning Advisor Hugh J. Greechan, PE Larry Tomasso, Building Inspector
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642 Saw Mill Properties, Inc. (by BRB Development LLC) 642 Saw Mill River Road	For Proposed Self-Storage Facility, Proposed Plans for: Site, Parking & Loading, Stormwater Pollution Prevention, & Floodplain Development	Continuation of Review and Comment to Board of Trustees
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Janet J. Giris, Esq., Attorney for Applicant was present. Ms. Giris stated that on 1/5/15 at the Board of Trustees Meeting a public hearing was opened up on this matter. Ms. Giris stated that the reason they are here tonight is because this Board asked for some additional information in December 2014. A submission was made to the Planning Board on the 23rd of December. Ms. Giris stated that she hoped that those items were adequately addressed as to the comments that the Planning Board raised at that time. Ms. Giris stated that among the comments were some responses from her civil engineer which responded to the comments of the village's consulting engineer. She believes that the Applicant is at a point with the consulting engineer where any

issues that are issues are items to be dealt with during the building process or during the Village permit process.

Ms. Giris stated that a revised set of drawings, a truck turning plan, a letter from Rodney Morrison, P.E. detailing the responses to comments raised in memorandum from Woodard & Curran, a revised SWPP prepared by LRC Group, a sheet containing photographs of Applicant's most recently developed self-storage facilities and Applicant's form of Lease was submitted to the Planning Board on December 23, 2014.

Mr. Thomas displayed the drawings and discussed the curve return and the truck turning plan in detail. The Board asked questions and extensive discussions took place regarding the truck turning plan, the size of the truck and where the truck will be parked. Mr. Soudan discussed the size of the truck and where it will be parked. Mr. Soudan stated that the office hours are 9-5 Monday through Friday, 10-5 on Saturday and 10-3 on Sunday. The access hours for the customers are 6:00 A.M. – 9:00 P.M. It was stated that the customer has a code for the access hours and that there is an alarm on the building.

Mr. Pellegrino asked as to what the facility will be selling. Mr. Soudan stated that the facility will be selling tape, boxes, bubble wrap, box cutters and moving supplies to the general public.

Mr. Pellegrino asked about surveillance and Mr. Soudan stated that there is a 60 day surveillance revolving DVR on site. Also, it was stated there will be a local alarm service for alarm monitoring but said service has not been procured as of yet.

Mr. Pellegrino inquired as to under the law what type of documents are required from a customer. It was stated that Mr. Soudan obtains a copy of the customer's driver's license and credit card for each new customer. Every customer has to have proof of insurance with a limit of \$5,000.00 insurance. Mr. Pellegrino inquired if the law prohibits the owner from searching the storage unit and the answer is yes but Mr. Soudan stated that he can run an addendum to the Lease if required. Mr. Pellegrino stated that the Board's recommendations would be sent to the Building Inspector for delivery to the Board of Trustees.

The Session ended at 8:32 p.m.

The Session was called to order at 8:33 p.m.

Board Members in Attendance:

Robert Pellegrino
Jerry Parnes
Bernhard Preisser
Altin Backa

Present:

Lucia Chiocchio, Esq., Attorney
Larry Tomasso, Building Inspector

Mr. Yen Wong
88 Lincoln Avenue

**Proposed Subdivision
into 2 Lots & Proposed
Site Plan with Curb Cuts
on Prospect Avenue**

**Continuation of
Public Hearing**

Ms. Chiocchio outlined the points made in her prior presentations, including noting the subdivision map and the area the Applicant argues is the permitted right of way. Mr. Pellegrino stated that he did not agree with the applicant's position regarding the applicant's use of the right of way. Mr. Pellegrino also stated that it is a difficult site and if it was to be a right of way, it would be major work, given the grades and curves. Mr. Pellegrino does not see how what has been presented would allow the Applicant to make these lots compliant lots, and the Board also does not feel that there is sufficient frontage.

Close Public Hearing

Mr. Pellegrino moved to close the public hearing, seconded by Mr. Preisser. Mr. Pellegrino move to deny the application, seconded by Mr. Preisser.

Each VOTE: 3-0

1 - Abstention

The Session was called to order at 8:45 p.m.

Board Members in Attendance: Robert Pellegrino
 Jerry Parnes
 Bernhard Preisser
 Altin Backa

Present: Joseph Ricciutti, Architect
 Richard Riccardi, Architect
 Hugh J. Greechan, PE
 Larry Tomasso, Building Inspector

Mr. Bharat Gandhi	Proposed Steep Slope Permit,	Continuation of
19 Heatherdell Road	Special Permit to Increase	Public Hearing
	Gross Land Coverage, and	
	Proposed Site Plan, for	
	Site Work/Concrete Patios	

Mr. Greechan stated that he is satisfied with the last submission. Mr. Pellegrino asked for discussion about landscaping to stabilize the rear and help restore some of the greenery. Mr. Ricciutti displayed plans and discussed runoff from the property and how it will be reduced. Mr. Ricciutti explained the drywells on the plans and stated what will be removed and replaced. He also stated that he has landscaping along the side.

Mr. Preisser asked about the water across the road. Mr. Ricciutti stated that he will catch the overspill if there is an overspill across the road. He will reduce the overspill by putting in drywells.

Mr. Pellegrino stated that he is assuming that Mr. Greechan will remain involved and that Mr. Greechan will tell the Planning Board what is transpiring while the work is taking place. Mr. Pellegrino said the Board would be continuing the hearing for the purpose of reviewing the landscape design and plan when the other work was completed.

The Session was called to order at 8:55 p.m.

Board Members in Attendance:	Robert Pellegrino
	Jerry Parnes
	Bernhard Preisser
	Altin Backa

Nissequogue Realty Group LLC	Proposed Special Permit	Public Hearing –
50 Heatherdell Road	to Increase Basic Permitted	To Be Adjourned
	Floor Area & Gross Land Coverage	
	For Proposed One-Family Dwelling	

Matter was adjourned.

On motion of Mr. Pellegrino, seconded by Mr. Parnes, the public hearing was adjourned.
VOTE: 4-0

The Session ended at 8:57 p.m.

Adjournment

There being no other business the meeting was adjourned at 9:01 p.m.

Vote: 4-0

Respectfully submitted,

Donna Fusco
Recording Secretary