

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, APRIL 13, 2015**

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

**Mr. Paul Perillo
5 Windsong Road**

Proposed Planting Plan

Site Plan Review

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

Board Members in Attendance:

Robert Pellegrino, Chairman
Jerry Parnes
Art Hunter
Altin Batska

Not in Attendance:

Bernie Preisser

Present:

Paul Perillo, Applicant

Applicant, Mr. Perillo appeared with plans and presented them to the Board. Mr. Pellegrino stated that he wants to have another meeting and further stated that he is not too keen on the boundary plants. Mr. Pellegrino recommends that Mr. Perillo look at the list again. Mr. Pellegrino suggested deer resistant plants and does not encourage hemlock and arborvitae plants. Mr. Pellegrino wants to get input from Lorraine Kuhn. Mr. Pellegrino stated to Applicant that he will speak to Mr. Tomasso in between meetings and get back to the Applicant.

The Session ended at 8:15 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

**Ezra E. Ezra Trust/Ezra Homann
1 Dellwood Lane**

Proposed Curb Cut

Site Plan Review

The Session was called to order at 8:17 p.m.

Board Members in Attendance:

Robert Pellegrino, Chairman
Jerry Parnes
Art Hunter
Altin Batska

Not in Attendance:

Bernie Preisser

Present:

Seth Ticehurst, RLA
Glenn Ticehurst, RLA

The Architect, Seth Ticehurst presented the drawings/plans to the Planning Board and explained that the plan is to remove a portion of the existing driveway and abandon the existing curb cut as well as realign the driveway and install a new curb cut. The Architects presented drawings and stated that the Applicant wants to create a more interesting approach to the Applicant's house. Mr. Pellegrino liked their ideas and stated that reducing the land coverage is a safety standpoint and is well under the maximum allowable. Mr. Pellegrino asked the Architect what they plan on paving with and the Architect replied that it is up for discussion at this point and that the plan is on paving with gravel or asphalt with a gravel topper on it. Mr. Pellegrino asked if there is a garage on the property. It was stated that there is a garage on the property and further stated that there are no trees in the path.

The thoughts from the Board are that this reduces the land coverage and is a better plan and creates a nicer approach to the house. It was stated that an evergreen screening is being placed on the property. Mr. Pellegrino asked if driveway is on a pitch. The Architect stated that it drops down steeply about 50% then it flattens out and by moving it up the hill a little bit, it will stretch grading out and no draining goes out into the street. Mr. Pellegrino asked if the Architect's proposal is a 14 feet curb cut and if the driveway will be 12 feet.

The Planning Board approved the Application.

VOTE 4-0

The Session ended at 8:32 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

**NiNu Inc./Joyce Beer Gas Inc.
646 Saw Mill River Road**

**Proposed Change of Use,
with Joint Use of Parking
Spaces**

**Review & Comment
to Board of Trustees**

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

Board Members in Attendance:

Robert Pellegrino, Chairman
Jerry Parnes
Art Hunter
Altin Batska

Not in Attendance:

Bernie Preisser

Present:

No one attended

The Planning Board had no objections to the proposed change of use with joint use of parking spaces.

VOTE 4-0

The Session ended at 8:39 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

**BRB Development LLC
630 & 642 Saw Mill River Rd**

**Amended Site Plan, for
Proposed Self-Storage
Facility**

**Review & Comment
to Board of Trustees**

The Session was called to order at 8:41 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
Jerry Parnes
Art Hunter
Altin Batska

Not in Attendance: Bernie Preisser

Present: Janet J. Giris, Esq.
Rodney Morrison, P.E.

Janet J. Giris, Esq. appeared on behalf of Applicant and explained to the Board that her client is under Contract to purchase the next door property at 630 Saw Mill River Road. They are proposing to amend the site plan approval to essentially enlarge the building and the way that they are proposing it is that the approved building will stay exactly how it was approved and then on the new property there will be an addition to the building which will be an 18,000 square foot addition. This addition will comply with the B-2 District Regulations and Ms. Giris stated that they need to go to the Zoning Board to ask to apply the B-2 District Regulations into the R-1 Zone. Ms. Giris further stated that it does not require any variances because they are staying within the height requirements. A height variance was received on the first building and they are not seeking a height variance for the addition on the second lot.

The plans/drawings were presented and reviewed before the Planning Board.

Mr. Pellegrino stated that he does not really want to comment beyond that he thinks given the fact that the Planning Board is in the role of recommending to go beyond the environmental parts of it. The other consultants will weigh in terms of drainage and other issues and the BAR will weigh in on the building and the Planning Board has its own thoughts on the building. Owner contracted a Phase I and the environmental was done. A leak was discovered on Phase II but has been remediated, oil tank removed, Larry Tomasso stated there is a clean bill of health now.

Mr. Morrison displayed drawings and described addition to the Planning Board in detail.

This was presented to the Village Board and they met with the BAR. Mr. Pellegrino inquired about the parking and asked if there are four (4) spots. Ms. Giris stated that they now have ten (10) spaces plus the indoor spaces and that is in keeping with the same ratio as they had before. A truck turning plan was presented and discussed with the Planning Board by Mr. Morrison. It was established that only one truck will be parked outside. Mr. Pellegrino stated that his thoughts will be written up.

The Session ended at 9:01 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

Crossroad Building Corp./Patrick Kennedy, Irvington Builders Inc. Cross Rd./Sprain Rd./Ashford Ave. **Application for Proposed 5.8 Acre Subdivision** **Review & Proposed Notice of Intent for Lead Agency Designation**

The Session was called to order at 9:02 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
 Jerry Parnes
 Art Hunter
 Altin Batska

Not in Attendance: Bernie Preisser

Present: Patrick Kennedy, Applicant
 Paul J. Petretti, P.E.L.S.

Mr. Pellegrino stated the Planning Board's goal is to start the process including passing a Resolution to appoint the Planning Board as Lead Agency for this project. Mr. Pellegrino stated that the Applicant is appearing before the Planning Board because the Site Plan has expired and Applicant has essentially come back with the same plan with the exception of the Lot on Ashford Avenue which is under discussion.

Mr. Petretti stated that this is a two- step process and stated that he would like to get on with the first part. Mr. Petretti stated that the first part is for the restoration of the Sprain Brook and the creation of Stormwater. Mr. Pellegrino stated that that was the original plan and does not see a reason as to why that would apply again and asked where the Applicant is relative to all the approvals. Mr. Pellegrino stated it is about getting all the approvals together. Mr. Pellegrino suggested that Mr. Petretti discuss the approvals with Hugh Greechan and Pat Cleary so that they could advise the Planning Board as to whether or not everything makes sense. Mr. Pellegrino stated that the Board is not reaffirming anything tonight.

Mr. Petretti stated that they are here so the Planning Board accepts this matter as Lead Agency and then schedule a Public Hearing which will follow Mr. Petretti filing a Notice of Intent. It was stated that the escrow was paid so they can go forward. Mr. Pellegrino stated that in terms of the affordable housing, it will be taken up at the next meeting and further stated that he is open-minded about it.

Resolution Passed unanimously.

VOTE: 4-0

Resolution read by Mr. Pellegrino:

VILLAGE OF ARDSLEY PLANNING BOARD
NOTICE OF INTENT
TO SERVE AS SEQRA LEAD AGENCY
FOR THE SPRAIN BROOK MANOR AT ARDSLEY SUBDIVISION
FOR PROPERTY LOCATED OFF CROSS ROAD
KNOWN & DESIGNATED AS SECTION 6.120, BLOCK 103, LOT 1
(FORMERLY, SECTION 18, SHEET 8B BLOCK 0, LOT P79D)

APRIL 13, 2015

WHEREAS, Crossroad Building Corp., 11 Hudson Place, Tarrytown, NY, is proposing the subdivision of 5.8 acre parcel land to create 10 new single-family residential lots and one new multifamily lot supporting affordable housing units, 2 or more in a townhouse configuration, with lots ranging in size from 10,653 square feet (.24 acres) to 19,332 square feet (.44 acres) as well as a twelfth 56,381 square foot (1.29 acre) conservation and stormwater quality parcel, accessed via a new cul-de-sac off Cross Road; and

WHEREAS, in accordance with the provisions of 6NYCRR Part 617, the Planning Board of the Village of Ardsley intends to serve as Lead Agency for the SEQRA Review of this Unlisted Action, and in this capacity, will determine if the proposed action will have a significant effect on the environment; and

WHEREAS, it is the intention of the Lead Agency to undertake a coordinated review of this action.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Ardsley hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this action.

BE IT FURTHER RESOLVED, that the applicant is hereby directed to circulate this Notice of Intent to serve as Lead Agency, along with the Environmental Assessment Form and associated documentation, to all Involved Agencies. Involved Agencies shall be given 30 days from the mailing of this Notice of Intent to serve as Lead Agency to challenge the Planning Board's designation.

BE IT FINALLY RESOLVED, that this resolution shall have an effective date of April 13, 2015.

On a motion of Planning Board Member, Art Hunter, Seconded by Planning Board Member, Jerry Parnes, this resolution was approved by the following vote:

VOTE: 4-0

Chairman Pellegrino Voting AYE
Member Parnes Voting AYE
Member Hunter Voting AYE
Member Batska Voting AYE
ABSENT: Bernie Preisser

Hon. Robert Pellegrino

Chairman
4/13/15

The Session ended at 9:18 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

**Rachael Methal & Sterling S. Smith
11 McKinley Place**

**Proposed Driveway
Widening with Gross
Land Coverage Exceeding
Maximum Permitted**

**Review &
Comment
to Zoning Board**

The Session was called to order at 9:17 p.m.

Board Members in Attendance: Robert Pellegrino, Chairman
Jerry Parnes
Art Hunter
Altin Batska

Not in Attendance: Bernie Preisser

Present: John Annunziata, P.E.
Rachael Methal, Applicant
Flavio LaRocca, Contractor

Engineer, Mr. Annunziata appeared before the Planning Board to explain why he and the Applicant were present. Mr. Pellegrino stated that this was sent to this Board by the Zoning Board and it is a Zoning Board decision.

Mr. Pellegrino stated that the land coverage that is allowed has been exceeded. Mr. Pellegrino stated that his understanding of the law is that a handicapped parking space is 8 feet and a handicapped aisle is 5 feet. Presently, the Applicant has enough for two handicapped spots plus a five foot aisle so they are actually a foot over what they need under the law for two handicapped spots and a handicapped aisle. Mr. Pellegrino has a problem personally other than what it is presently there.

Larry Tomasso stated that a handicapped parking space is 8 foot wide with a five foot access aisle. Mr. Pellegrino stated that the Board would not have a right to grant what they have but it just so happens that they were in the house before the code was changed. Mr. Annunziata stated that they are 160 square feet over and above. Mr. Pellegrino stated that the request is beyond what would be required as a matter of law for a handicapped spot and how would this Board be able to say no to anybody and further stated that the Board is past the point of reason and again it is up to the Zoning Board approval. Mr. Pellegrino stated that he does not know how as a Planning Board they can recommend something that goes beyond even what the State Law says for handicapped parking when the Applicants already have the largest driveway.

Mr. LaRocca was asked to appear by Applicant and stated that he spoke with the inspector about this request. Mr. LaRocca stated that he was advised that at the last meeting it was recommended that the Applicant add 2½ feet on either side of the driveway and Mr. LaRocca stated that there is a complication on the left side because there is a storm drain and if it's widened by 2½ feet, it will create a safety issue. Mr. Pellegrino stated that in his opinion that on the right hand side of the driveway, he would add two feet of grass block as an addition to the 23 feet, which will give 25 feet of driveway.

It was stated that the Zoning Board of Appeals will see the Engineer, Contractor and Applicant next.

Art Hunter stated that he does not understand what the Applicant is trying to do because they have enough space now.

Mr. Pellegrino suggested that the Applicant present photographs to the ZBA for their review.

VOTE: 4-0

The Session ended at 9:30 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary