

**VILLAGE OF ARDSLEY
PLANNING BOARD MEETING
MONDAY, MAY 11, 2015**

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

**Mr. Paul Perillo
5 Windsong Road**

Proposed Planting Plan

**Continuation of Site
Plan Review**

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

Board Members in Attendance:

Robert Pellegrino, Chairman
Bernie Preisser
Art Hunter
Altin Batska

Not in Attendance:

Jerry Parnes

Present:

No one appeared

Mr. Pellegrino stated that between meetings, as discussed at the prior meeting, the Planning Board consulted with one of the BAR members who is also an Engineer/Architect. The BAR member updated our information as relates to irrisitant plants and other native plants and the recommendation was made and incorporated in the site plan that instead of the arborvitaes that they use a mixture of spruces along the boundary along with American Holly's.

The Session ended at 8:15 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary

**Crossroad building Corp., by
Irvington Builders Inc.
Sprain & Cross Rds./Ashford
Ave. (Section 6.120, Block 103,
Lot 1)**

**Proposed 5.086 Acre
Preliminary Subdivision
Plat
("Sprain Brook Manor
at Ardsley)**

**Adjournment/Scheduling
of Public Hearing**

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

Board Members in Attendance:

Robert Pellegrino, Chairman
Bernie Preisser
Art Hunter
Altin Batska

Not in Attendance:

Jerry Parnes

Present:

No One

Mr. Pellegrino asked that Larry Tomasso update the Board on this matter. Mr. Tomasso stated that the Planning Board has declared Intent to be Lead Agency but the Applicant never got the mailings out and stated that the mailing will not go out until tomorrow. It was further stated that the Public Hearing cannot be held until the July meeting because of the thirty (30) day notice requirement.

This matter was adjourned to the July meeting at Applicant's request.

VOTE: 4-0

The Session ended at 8:33 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**

**Continuation of
Review and Comment
to Board of Trustees**

The Session was called to order at 8:35 p.m.

Board Members in Attendance:

Robert Pellegrino, Chairman
Bernie Preisser
Art Hunter
Altin Batska

Not in Attendance:

Jerry Parnes

Present:

Janet J. Giris, Esq.
Robert Soudan, Jr.
David Smith

Ms. Giris stated that the Applicant is present to seek an Amendment to the previously granted approval for an addition to the approved building. Last month the Applicant was waiting for the Board of Trustees to complete the SEQRA process and Ms. Giris stated that the Board did complete the SEQRA process and also stated that the Board adopted a Declaration back in April 2015. Ms. Giris stated that the Applicant was at the BAR two or three different times and the design of the building has received a favorable review. Mr. Pellegrino seconded that the BAR has given a favorable review.

Mr. Soudan displayed the drawings to the Board and discussed the colors on the building. Mr. Soudan stated that there will be elevator access and rolling carts at the storage facility. Mr. Soudan further stated that the hallways are motion censored and the back of the building is for emergency access only.

Mr. Pellegrino asked Mr. Tomasso if there are any stormwater or drainage issues. Mr. Tomasso stated that the final decision is to be worked out but the basic parameters are that they are all in place and basically it is dumping water into the wetland and floodplain. Mr. Tomasso stated that issues were already addressed on the original plans but now that the building is larger, they have to possibly be resized and it is nothing that cannot be done during the construction phase.

Mr. Pellegrino asked if anyone has appeared from the other side of the River and Mr. Tomasso stated that the only one person that showed up throughout all of the Public Hearings is the plumber across the street who owns the little shack and the plumber stated that "the building is beautiful."

The Session ended at 9:07 p.m.

Respectfully submitted,

Donna Fusco
Recording Secretary