

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
MONDAY, JULY 11, 2016**

I. Call to Order

The Chair called the meeting to order at 8:10 p.m.

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

II. Andrew & Alexis Siden

6 Windsong Road

Application for Proposed New One-Family Dwelling, Special Permit for Excess Land Coverage, Proposed Site, Storm Water Pollution Prevention and Curb Cut Plans

Continuation of Public Hearing

Present: Robert Pellegrino, Chair
Susan Jainchill
Bernhard Preisser
Evan Yager

Also Present: Alexis & Andrew Siden
Lilianne Habibi, Architect
Hugh Greechan, Village Engineering Consultant

The Chair stated that the Planning Board had understood that applicant was going to demolish the existing home and stake out the proposed new home so that the Board could then address the issue of the land coverage, but subsequently learned that this was not done. Mr. Siden stated that that had never been applicants' intention.

The Chair again explained that, as the Planning Board had ruled the prior month, to better consider the land coverage issue, the Board members would need to see the building down and perimeter of the proposed new home staked out.

The Chair stated that, apart from the land coverage issue, applicant has satisfied the concerns of the Board and the concerns of the Village's consultant, Hugh Greechan.

The Chair therefore recommended that applicant withdraw the application as to land coverage, that the Board might rule on the site plan, curb cut and storm water prevention plan. The Chair advised that after the existing building is demolished and the proposed new home is staked out, the applicant would then re-notice an application and return to address the land coverage issue.

Applicants, via their architect, Ms. Habibi, agreed to withdraw their application for excess land coverage and proceed in the manner recommended by the Planning Board. In response to Ms. Habibi's question as to the exact procedure to follow, the Chair explained that the applicants will modify the plan and remove the pool, withdrawing the application insofar as the land coverage issue, including removing all evidence of that issue whether in notes or in two dimensions, and that when the proposed house is staked, and ideally when the foundation is in, applicants should re-notice the Public Hearing, and then Planning Board members will make a site visit.

Mr. Siden asked if the renoticing would cause delay. The Chair informed him that it meant that applicants would send out a notice and that there would be a meeting, but that it would not affect the balance of construction.

Ms. Jainchill pointed out that the plan to position the house parallel to the street is unique on the street, and that from the public perspective, the proposed positioning detracts from the charm of the street. The Chair agreed that the angled siting of the other homes on the street creates an interesting rhythm, but acknowledged that this is not within the Planning Board's jurisdiction.

Close Public Hearing

The Chair moved, and Mr. Preisser seconded, that the Public Hearing be closed. **Vote:** 4 in favor, none opposed, none abstaining.

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the site plan without the pool, the curb cut permit, and the storm water prevention plan for subject property. **Vote:** 4 in favor, none opposed, none abstaining.

III. Andrew Cortese 66 Bramblebrook Road Application for Proposed 2-Lot Subdivision and Site Plan Approvals for Two New One-Family Dwellings on Bramblebrook Road Lot; and Steep Slope Permit and Site Plan Approvals for One New One-Family Dwelling on Shady Road Lot Public Hearing

The Chair read the legal notice.

Present: Robert Pellegrino, Chair
Susan Jainchill
Bernhard Preisser
Evan Yager

Also Present: Michael Stein, President, Hudson Engineering
Hugh Greechan, Village Engineering Consultant
Peter and Nancy Malkin, 64 Bramblebrook Road, Ardsley
Neighbor from 72 Bramblebrook Road, Ardsley
Henry Groth, 2 Shady Lane, Ardsley

Open Public Hearing

Mr. Stein gave a brief overview of the intended project. He stated that the lot to be subdivided was 13,661 square feet, and that one subdivided lot would be 7,525 square feet and that the other subdivided lot would be 7,678 square feet, both exceeding the 7,500 square foot lot size required. He also stated that storm water management systems have been designed for all three proposed lots, up to and including a 100-year storm event, thus providing mitigation in excess of the Village requirements.

Neighboring members of the public expressed concerns on these issues:

Potential flooding. Mr. Stein explained the testing that led to the creation of the proposed infiltration and attenuation systems, and explained the two systems.

Is the infiltration system separate from the attenuation system? Mr. Stein replied that the houses on the newly subdivided lot will have infiltration systems, causing a net reduction in volume of run-off, and that the lot on Shady will have an attenuation system.

Does the old house at 66 Bramblebrook presently have an infiltration system? Mr. Stein replied that it presently has nothing for storm water management.

Access to property, as it is on a dead end paper street. Mr. Stein stated that based on his conversation with Building Inspector Larry Tomasso, applicant would be extending the road and paving it up to the front of the property, and noted that the storm water management system also accounts for the paving of the road. The Chair added that the existing map on file shows the paper street, and noted that owners with frontage have the right to develop.

Will paper road be opened for utilities only, or will it become a permanent road? Mr. Stein replied that all of the utilities serving all of the properties will be coming off of Bramblebrook, and that there will be no utilities on Shady, noting that the water main is on Ridge Road, so the water will come up off Bramblebrook. Mr. Stein added that one of the subdivided lots will have a ten-foot wide easement that the utilities will use.

Will applicant put lights on the newly paved road? Mr. Stein replied that he does not anticipate lights, and that the only thing that will be done within the right of way is improve the roadway. Mr. Stein added that the road will be extended only up to the houses, and will not affect the rest of the paper road.

What are the plans for fire protection? Mr. Stein said that will be under review by the water company. The Chair advised that the neighbor's point is well taken and that this too is under the purview of the Planning Board.

View from neighbor's property. The Chair advised that the Planning Board may address landscaping to help impacted neighbors.

Noise from developed property. The Chair advised that the Planning Board is not able to address noise.

Impact of cutting down many trees on the character of the neighborhood. The Chair acknowledged that trees impact concerns of drainage, setbacks and neighbors' views, and that the Planning Board will address these impacts, but stated that the Board can not "preserve the character of the neighborhood" if someone has the right to build on their property.

What are the square foot sizes of the homes to be built? The Chair stated that there is an "as of right" building size, which he guesses will be at least 3,000 square feet for that lot size, and that there is an "as of right" land coverage percentage. Mr. Stein stated that the lots on Bramblebrook will have 19.5% land coverage, and that the lot on Shady will have 12.3% land coverage, both less than the 28% permitted.

Will blasting or rock chipping impact neighbors' homes? The Chair advised that any blasting or rock chipping would have to be done within code requirements, set to prevent reverberations to neighboring homes. Mr. Greechan added that other ameliorations, such as retaining walls, might be required by any rock removal.

What if there is asbestos in the house they demolish? The Chair advised that the manner of taking down the house to comply with asbestos removal requirements could be discussed with the Building inspector.

Concern that there has been more water in recent years. Mr. Greechan explained his role as consultant and what he evaluates in making his recommendation to the Village. Mr. Greechan stated that Code requires the capacity of storm water management, and that the systems proposed exceed that requirement. Mr. Greechan noted the storm capacity required by code has been increased, so that a 100-year storm amount has been adjusted from 7.2 up to 9.3.

Ms. Jainchill asked applicant to provide a plan showing all trees of 16" or larger caliper.

The Chair advised applicant that the Board will want to see the proposed homes and driveways staked after the existing dwelling is taken down, and will want to see any trees applicant proposes to remove so marked. The Chair also asked that applicant provide an aerial view for the public at the next meeting.

Public Hearing Left Open

**IV. Jennie S. Brotman Trust
6 Rockridge Road
Application for Proposed Regrading, Retaining Walls, Patio; Special Permit for
Excess Land Coverage; Site Plan Approvals
Public Hearing**

This matter was adjourned.

V. Approval of Minutes

The approval of minutes was adjourned.

VI. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary