

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD
MEETING of
MONDAY, SEPTEMBER 12, 2016**

I. Call to Order

The Chair called the meeting to order at 8:07 p.m.

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

**II. Jennie S. Brotman Trust
6 Rockridge Road
Applications for Proposed Regrading, Retaining Walls and Patio; Special Permit for
Excess Land Coverage, Proposed Site Plan Approval
Public Hearing**

The Chair read the Legal Notice.

Open Public Hearing

The Public Hearing was opened at 8:10 PM.

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

Also Present: Viktor Solarik of VKS Architects
(POB 696, Katonah, NY 10536)

The Chair stated that the August meeting of the Planning Board had been cancelled, as applicant had not responded to the concerns raised by the Board and by the Village consultant.

The Chair announced that no one from the public has appeared on this application at either this or the July meeting.

The Chair stated that the Planning Board has received a memorandum from the Village consultant, Hugh Greechan of Woodward & Curran, stating that they now have storm water prevention and design plans, each prepared by VKS, and that each of the items of concern to the Planning Board has been satisfactorily addressed.

As to the issue of a special permit for excess land coverage, the Chair noted that code establishes a basic permitted land coverage of 3,048 square feet for this lot, with a maximum land coverage of 3,657 square feet. The Chair noted that the existing land coverage is 3,517 square feet, in part because it predates the code. The Chair advised that the proposed land coverage is 3,642 square feet, which is 125 square feet in excess of the present coverage, but which is incidental given the location of the property.

The Chair stated that one of the original concerns was that the plans did not show details of the footings of the retaining walls, and that now the plans do show these details. The Chair advised that he had discussed this with Building Inspector Larry Tomasso and with architect Paul Bialowas of the Board of Architectural Review, who is also a neighbor of this property, and that neither had concerns about the proposal. The Chair further advised that applicant had been to Board of Architectural Review last week, and that that Board had no concerns. Mr. Preisser added that Westchester County had no concerns. The Chair also noted that research showed no record of water or sanitary easement of town or county.

Close Public Hearing

The Chair moved, and Mr. Preisser seconded, to close the Public Hearing. **Vote:** 4 in favor, none opposed, none abstaining. The Public Hearing was closed at 8:15 PM.

The Chair moved, and Mr. Preisser seconded, that the Planning Board grant a special permit allowing applicant to exceed the basic 3,517 square feet of land coverage up to 3,642 square feet, which, the Chair noted, was less than the maximum 3,657 square feet allowable, and to approve the site and storm water prevention plans. **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 Continuation of Public Hearing

This matter was adjourned.

**IV. Richard Mohring Building & Development Corp.
611 Ashford Avenue
Application for Proposed New One-Family Dwelling, Special Permit for Excess
Floor Area and Land Coverage, Proposed Site, Storm Water Pollution Prevention
and Curb Cut Plans
Continuation of 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 adjourned at 8:17 PM.

Respectfully submitted,
Judith B. Calder
Recording Secretary