

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
TUESDAY, OCTOBER 15, 2019**

I. Call to Order

The Chair called the meeting to order at 8:03 PM.

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Bernhard Preisser

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

**II. Edvin and Sarah Blushi
67 Lincoln Avenue
Application for Driveway Curb Cut
Review**

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Bernhard Preisser

Also Present: Bradley Olsen, Architect, Gotham Design

Mr. Olsen stated that applicant would like to widen the existing curb cut from 9'4" to 19'4" and advised that this would not remove a street parking space as there is no parking on that street. The Chair advised that the Planning Board has an established history of keeping curb cuts at or around fourteen feet, with the possibility of widening depending upon specific circumstances. The Chair advised that the Board members would view the property.

III. Ferdinand Markushi
27 Abington Avenue
Application for Approval of Proposed Landscape Plan (Condition of March 12,
2018 Wetlands Permit for Rear Deck, Filling and Grading, Stream Bank
Restoration, and Tree and Shrub Removal and Planting)
Review

Present: Rob Pellegrino, Esq., Chair
Paul Bialowas
Bernhard Preisser

Also Present: Ferdinand Markushi, applicant

The Chair stated that the Board had received the proposed landscape plan and finds it insufficient. The Chair advised that Board member Ms. Jainchill, a landscape architect, would like applicant to provide a plan drawn by a landscape architect or natural resource professional, and that such a plan should show the quantity, location and species of what is to be planted. Mr. Preisser explained that applicant's present plan stating, for example, "evergreen trees as needed" does not provide enough information.

Mr. Bialowas asked if the present landscape plan is different than the last plan submitted, and Mr. Markushi replied that it is. Mr. Bialowas explained that the Board's concerns would protect the stream in the future. Mr. Bialowas suggested, as an aside, that the new deck is very exposed on the corner and that Mr. Markush might enjoy greater privacy if he planted a large tree or added a taller railing.

The Chair stated that the Planning Board adopts Ms. Jainchill's comments on the plan and will send those comments to Mr. Tomasso, who will forward them to applicant.

IV. Mr. Richard Mohring
Robert James Contracting Corp
33 Judson Avenue
Proposed Site Plan, including Storm Water Pollution Prevention Plan, for Proposed
New Dwelling
Continuation of Public Hearing

This matter was adjourned.

V. Approval of Minutes

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the April minutes, as amended.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Bernhard Preisser –	Aye

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the June minutes.

Vote: 3 in favor, none opposed, none abstaining, as follows:

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	Aye
Bernhard Preisser –	Aye

VI. Adjournment

There being no other business before the Planning Board, the Planning Board adjourned its meeting.

Respectfully submitted,
Judith B. Calder
Recording Secretary