

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
MONDAY, DECEMBER 9, 2019**

I. Call to Order

The Chair called the meeting to order at 8:05 PM.

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

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

**II. John Rhee and Michelle Kim
33 Captain Honeywells Road
Proposed Planting Plan Changes (from July 8, 2019 Approval of Grading/Filling
and Rear Yard Retaining Walls)
Review**

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

Also Present: John Rhee

Mr. Rhee advised the Board that it had previously recommended Leland Cypress and stated that he would prefer Green Giant arbor vitae because he wants a high hedge to afford some privacy for his daughter's bedroom on the second floor.

The Chair moved, and Mr. Preisser seconded, that the Board approves the planting of six Green Giants (type of arbor vitae), each between Four and Six Feet tall.

Vote: 4 in favor, none opposed, none abstaining, as follows:

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

**III. Edvin and Sarah Blushi
67 Lincoln Avenue
Application for Driveway Curb Cut
Continuation of Review**

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

Also Present: Paddy Steinschneider, Chief Operations Officer,
Gotham Design & Community Development,
129 Broadway, Dobbs Ferry, NY

Mr. Steinschneider stated that applicant would like to widen the existing curb cut to a bit less than twenty feet wide, as it is difficult to enter or exit the driveway from the existing curb cut. Mr. Steinschneider showed photos of different views of driveway.

The Chair acknowledged that the narrow street and the pitch of the road makes ingress and egress difficult. Ms. Jainchill asked about the land coverage and was advised that Mr. Tomasso had determined that the proposed land coverage is permissible. The Chair asked about the fencing shown on the drawings, and Mr. Steinschneider advised that applicant had addressed the fencing with the Board of Architectural Review.

The Chair moved, and Mr. Preisser seconded, to approve the request for an enlarged curb cut, not to exceed 18 feet, where the driveway, as it travels from Lincoln along the Eastern boundary, will continue on a radius to blend into the existing driveway that reaches the garage.

Vote: 4 in favor, none opposed, none abstaining, as follows:

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

**IV. 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)
Continuation of Review**

This matter was adjourned.

**V. 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.

VI. Approval of Minutes

The approval of minutes was adjourned.

VII. Adjournment

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

Respectfully submitted,
Judith B. Calder
Recording Secretary