

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING of  
MONDAY, MAY 11, 2020**

**I. Call to Order**

The Chair called the meeting, which was held via Zoom, to order at 8:06 PM.

Present<sup>1</sup>: Rob Pellegrino, Esq., Chair  
Paul Bialowas  
Susan Jainchill  
Bernhard Preisser

Also Present: Larry Tomasso

The Chair asked Ms. Jainchill to read the agenda, and Ms. Jainchill did so. The Chair announced that the agenda would be taken out of order.

**II. Christian DiBlasi and Amy Teng-DiBlasi  
66 Bramblebrook Road  
Permit Application to Fill Land and Extend Existing Retaining Walls  
Review**

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

Also Present: Christian DiBlasi  
Larry Tomasso

Mr. DiBlasi stated that applicants' yard is flat and then drops off toward the driveway, and that they propose creating a u shape to level off and fill in the property near the driveway. Mr. DiBlasi showed a picture of the section of wall that was done last year.

Board members asked questions to ascertain the exact height, location and materials of the proposed wall. Applicant advised that the proposed wall will be closer to the

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<sup>1</sup> Throughout these minutes, all "present" were present via Zoom, as was the Recording Secretary.

driveway and lower than the existing wall, and that it too will be an engineered wall of fieldstone to match the existing wall, and that it will have a fence on top with horizontal black slats to match house railings.

The Chair asked about drainage, and Mr. Tomasso advised that the land slopes left to right to down and swails into the driveway.

The Chair and all Board members remarked that the proposed wall was well done.

Ms. Jainchill moved, and the Chair seconded, that the Planning Board grant a permit to grade and fill.

**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. Richard and Donna Franciosa  
16 Glen Road  
Application to Widen Existing Driveway Curb Cut  
Review**

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

**Also Present:** Richard and Donna Franciosa  
Larry Tomasso

Applicants stated that their existing driveway is Fifteen Feet wide where it is on town property and Twenty-One Feet wide where it reaches the garage door. Applicants stated that they constantly hit the corners and find it difficult to walk down the driveway when there are two cars in it.

Mr. Tomasso stated that all the widening is in right of way. Mr. Tomasso pointed out that the driveway comes out straight, whereas others flare, and that in this case it would be Ninety degrees in the right of way. Mr. Bialowas suggested that a better shape of the driveway, one that does not pinch where it meets the street, may help.

The Chair advised that the Planning Board will want to be sensitive to what it has previously done about curb cuts, and stated that Planning Board members should view the driveway and the width of Glen Road.

Mr. Tomasso advised applicants that the matter would be put on the June meeting agenda to afford the Planning Board an opportunity to view the driveway.

The Review was therefore adjourned to the June meeting.

**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 Chair moved, and Mr. Preisser seconded, that the Planning Board approve the minutes of its meeting of May 13, 2019.

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

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

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the minutes of its meeting of September 9, 2019.

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

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

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the minutes, as amended, of its meeting of October 15, 2019.

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

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

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the minutes of its meeting of December 9, 2019.

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

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

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the minutes, as amended, of its meeting of July 8, 2019.

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

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

## **VII. Adjournment**

The Chair moved, and Mr. Preisser seconded, that the Planning Board adjourn the meeting at 8:40 PM.

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

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

Respectfully submitted,  
Judith B. Calder  
Recording Secretary