

**MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
MONDAY, NOVEMBER 13, 2023**

I. Call to Order

The Chair called the meeting to order at 8:04 PM.

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

Also Present: Larry Tomasso

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

**II. Anthony and Helen Racanelli
18 Mount View Avenue
Applications for 2-Lot Subdivision and Site Plan Approvals, for Proposed
Demolition of Existing Dwelling and Construction of Two New Dwellings
Continuation of Public Hearing**

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

Also Present: Anthony Racanelli
Paul Petretti
Larry Tomasso

The Chair stated that nearly all of the Village's Consulting Engineer's comments have been addressed, and that several comments still need to be addressed or worked out and reflected on the plans. The Chair asked that the Board receive updated plans more than one week in advance of the next meeting on this matter.

The Chair asked if any member of the public wished to speak regarding the applications, and none so wished to do.

This matter was then adjourned and will be continued.

**III. Christopher Petit and Jee-Young Ham
7 Dellwood Lane
Applications for Steep Slopes Permit and Site Plan Approvals,
For Proposed Building Demolition and New Construction
Continuation of Public Hearing**

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

Also Present: Alan Filch, Architect for applicant
Larry Tomasso

The Chair stated that the three Board members present had each visited the property, including himself today for the third time, and that despite the Board's repeated requests to have the trees proposed for removal tagged in one color, this has not been done. The Chair and Board members explained that when an individual tree is tagged in more than one color, as several of the trees on the property are, it is unclear whether that tree is proposed to be removed or to remain.

Mr. Bialowas pointed out that there is a 48-inch-diameter tree where the driveway is proposed, which is confusingly tagged. Mr. Bialowas opined that it is inconceivable that the house could not be designed to keep that tree.

The Chair asked if any member of the public wished to speak regarding the application, and none wished to do so.

The public hearing then was adjourned and will be continued.

**IV. Ms. Ximena Cassanello
56 Eastern Drive
Applications for Site Plan Approval and Excess Gross Land Coverage Special
Permit, for Proposed New Detached Garage and Driveway Addition
Public Hearing**

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

Also Present: Ximena Cassanello and Mr. Cassanello
Gabrielle Salman, architect
Larry Tomasso

The Chair read the Legal Notice.

Open Public Hearing

Ms. Salman stated that the applicant would like to build a 2-car garage, closer to road.

The Chair asked if the proposed location was due to grade and setback requirements. Ms. Salman confirmed that those limitations render the proposed location the only feasible one.

The Chair asked applicant to clearly stake out garage, the turn-out to access the garage, and the path from the house to the proposed garage. The Chair specified that wood stakes with color, and not pin flags, be placed where the garage is proposed.

Mr. Bialowas asked if there is another building structure that straddles the property line. Ms. Salman stated that it is a shed and that a little of it is over the property line. The Chair said that it should be on plan, and asked that this also be staked.

The Chair asked that they tag in red any trees that they propose removing, including any in the turn out. The Chair noted that when Board members view the property, they will also consider potential screening between the neighboring properties.

The Chair asked if any members of the public wished to speak regarding the application, and none so wished to do so.

This matter was then adjourned and will be continued.

V. Joseph B. McGlawn and Aimee E. Lin
19 Fairmont Avenue
Application for Steep Slope Permit, for Construction of Proposed New Decks
Public Hearing

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

Also Present: Joseph McGlawn and Aimee Lin
Pete Gulick, of Michael Lewis Architects
Larry Tomasso

The Chair read the Legal Notice.

Open Public Hearing

Mr. Gulick stated that the proposal is to remove the large deck and replace it with three decks, the lower level of which is in the steep slope area.

The Chair noted that the proposed replacement deck will be within the rear setback requirements. The Chair asked about the elevation of the deck and the plans for enclosing the area beneath the deck.

The Chair asked that the three levels of the decks be staked at grade levels to show the width and depth on the ground. The Chair asked that this be done a week or ten days in advance of the next meeting, and that they notify Mr. Tomasso when it has been staked.

The Chair added that the Board will also look at drainage, and will discuss recommendations for this with Mr. Tomasso.

The Chair asked if any members of the public wished to speak regarding the application, and none wished to do so.

Ms. Lin provided the 5 green cards received in reply to the 27 Legal Notices mailed.

This matter was then adjourned and will be continued.

**VI. Ms. Floria Uli
23 Fuller Avenue
Applications for Site Plan Approval, and Curb Cut and Steep Slope Permits,
for Proposed New Driveway, Grading and Filling
Public Hearing**

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

Also Present: Floria and Gino Uli
Ed Marron, Architect, of Kevin J. Kelly RA
Larry Tomasso

The Chair read the Legal Notice.

Open Public Hearing

Applicants provided an Affidavit of mailing, together with 17 green cards received in response to 23 Notices mailed, and one piece of returned mail.

Mr. Marron stated that the existing driveway had been installed without a permit, and that they are before the Planning Board to correct that, as well as to legalize a pergola within the building envelope and to relocate a shed within the setback. Mr. Marron stated that the existing driveway is twelve feet onto their neighbor's property, and that relocating the entire driveway onto applicant's property would increase land coverage beyond a permissible amount. Mr. Marron showed the proposed steep driveway and seven-and-a-half foot retaining wall, configured entirely on applicant's property while minimizing land coverage. Mr. Marron acknowledged that additional drainage will be required, and advised that they propose drywells in the front yard, as they will not be able to put drainage beneath the driveway.

At the Board's request, Mr. Maron will spray paint all that is proposed, including the location and height of the walls.

The Chair asked if any members of the public wished to speak regarding the the application, and none wished to do so.

This matter was then adjourned and will be continued.

VII. Mr. Yen Wong
88 Lincoln Avenue
Applications for Excess Floor Area Special Permit and Site Plan Approvals,
for Proposed Building Demolition and New Construction
Continuation of Public Hearing

This matter was adjourned.

**VIII. 774 Saw Mill River Road LLC
(By Kristina Capolino and M. Capolino MBR)
774 Saw Mill River Road
Proposed Plans for Demolition of Existing 3-Unit Multi-Family Building,
And Construction of New 9-Unit Multi-Family Building
Continuation of Review and Comment to the Board of Trustees**

This matter was adjourned.

**IX. 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.

X. Approval of Minutes

Mr. Preisser moved, and Mr. Bialowas seconded, that the Board approve the Minutes of the March 11, 2019 meeting of the Planning Board.

Vote: 3 in favor, **0** opposed, **0** abstaining, as follows:

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

Mr. Bialowas moved, and Mr. Preisser seconded, that the Board approve the Minutes of the August 10, 2020 meeting of the Planning Board.

Vote: 3 in favor, **0** opposed, **0** abstaining, as follows:

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

Mr. Preisser moved, and Mr. Bialowas seconded, that the Board approve the Minutes of the October 13, 2020 meeting of the Planning Board.

Vote: 3 in favor, **0** opposed, **0** abstaining, as follows:

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

Mr. Bialowas moved, and Mr. Preisser seconded, that the Board approve the Minutes of the October 25, 2023 special meeting of the Planning Board.

Vote: 3 in favor, **0** opposed, **0** abstaining, as follows:

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

XI. Adjournment

There being no other business before the Planning Board, the Board adjourned the November 13, 2023 meeting of the Planning Board at 8:45 PM.

Respectfully submitted,
Judith B. Calder, Recording Secretary