

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING of  
MONDAY, JUNE 8, 2020**

**I. Call to Order**

The Chair called the meeting, which was held via Zoom, to order at 8:02 PM.

Present<sup>1</sup>: 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. Richard and Donna Franciosa  
16 Glen Road  
Application to Widen Existing Driveway Curb Cut  
Review**

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

Also Present: Richard and Donna Franciosa  
Larry Tomasso  
JC Montemayor Elosua, soon to be of 60 Prospect

The Chair and the Board members each stated that they had inspected the property and found the existing driveway to be particularly challenging due to the hills and bends, the narrowness of the road, and the proximity of the driveway to the intersection of Glen Road and Heatherdell Road. The Board also noted that the depth of the driveway from street to house did not permit a hammerhead or other alternate solution to widening the curb cut.

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

The Chair and Board members expressed sensitivity to the Planning Board's standards regarding curb cuts, and acknowledged that the particular challenges of applicants' situation warranted a wider than customary curb cut.

The Chair asked if any member of the public was present and wished to speak on the matter. Mr. JC Montemayor Elosua said that he had no comments on the matter, and that he had joined the meeting out of interest in the role of the Planning Board.

The Chair moved, and Mr. Preisser seconded, that, in light of the several extenuating circumstances impacting applicants' driveway access, the Planning Board grant a permit to widen the curb cut to a width not to exceed twenty feet.

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

Rob Pellegrino, Esq., Chair –	Aye
Paul Bialowas –	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 Chair moved, and Mr. Preisser seconded, that the Planning Board approve the minutes of its meeting of May 11, 2020.

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

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

## **VII. Adjournment**

There being no further business, the Planning Board adjourned the meeting at 8:13 PM.

Respectfully submitted,  
Judith B. Calder  
Recording Secretary