

**PROPOSED MINUTES
VILLAGE OF ARDSLEY
PLANNING BOARD MEETING of
MONDAY, JULY 9, 2018**

I. Call to Order

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

Present: Bernhard Preisser, Acting Chair
Paul Bialowas
Susan Jainchill

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

**II. Joseph and Rica Miritello
19-21 Lincoln Avenue
Curb Cut Application for Proposed Widening of Driveway Curb Cut on Fairmont
Avenue
Review**

Present: Bernhard Preisser, Acting Chair
Paul Bialowas
Susan Jainchill
Bernhard Preisser

Also Present: Joseph Miritello

Mr. Miritello stated that he has bottomed out on the left side of his driveway, and that due to the steep incline of Fairmont Avenue, he cannot see the edge of his driveway. Mr. Miritello stated that he discussed the driveway with Mr. Tomasso and that he took photographs showing the difficulties.

The Chair pointed out that there is already a substantial height difference between the driveway and the street on the uphill side of the driveway, and that widening the curb cut would make it worse. Ms. Jainchill added that the proposal did not address the contours of the proposed widened driveway and how that would be supported, such as, for example, with landfill on one side and a retaining wall on the other.

Mr. Bialowas pointed out that applicant's objectives might be met by straightening out the downhill side of the driveway and leaving the uphill side as is. The Chair noted that Mr. Bialowas' suggestion would add approximately three feet in driveway width. Mr. Miritello stated that he preferred his driveway to be symmetrical. Ms. Jainchill pointed out that applicant could avoid bottoming out through other means, such as with plantings or other vertical visual guides.

Applicant was advised to consider the Planning Board's suggestions and, if desired, return with a proposal addressing the engineering concerns.

**III. Shawn and Cindy Gines
(by Zappico Construction LLC)
92 Ridge Road
Amended Site Plan and Steep Slope Permit, Applications for Proposed One-Family Dwelling, Re-Grading, and Retaining Walls with Guardrails
Public Hearing**

Present: Bernhard Preisser, Acting Chair
Paul Bialowas
Susan Jainchill

Also Present: Nicholas Fusco of Zappico Construction LLC
Shawn and Cindy Gines
Mark Caselli
Nicholas Caselli and Emily Chu, 96 Ridge Road
Andrea Reiss, 88 Ridge Road

The Chair read the Legal Notice.

Open Public Hearing

The Chair stated that the Planning Board would consider the applications for 92 Ridge Road in conjunction with the applications for 94 Ridge Road.

**IV. Cornerstone Properties 2016 LLC
(by Zappico Construction LLC)
94 Ridge Road
Amended Site Plan and Steep Slope Permit, Applications for Proposed One-Family Dwelling, Re-Grading, and Retaining Walls with Guardrails
Public Hearing**

Present: Bernhard Preisser, Acting Chair
Paul Bialowas
Susan Jainchill

Also Present: Nicholas Fusco of Zappico Construction LLC
Shawn and Cindy Gines
Mark Caselli
Nicholas Caselli and Emily Chu, 96 Ridge Road
Andrea Reiss, 88 Ridge Road

The Chair read the Legal Notice.

Open Public Hearing

Mr. Fusco stated that the homeowners requested that the builder provide a level backyard. Mr. Fusco explained that to accommodate this request in light of the steep slope of the property, applicants proposed a ten-foot high retaining wall at 92 Ridge Road and an eight-foot high retaining wall at 94 Ridge Road.

The Chair advised that the Planning Board had not yet received a report from Consulting Engineers Woodward and Curran, and would not act in advance of the report. The Chair also noted that the Planning Board wanted to hear Woodward and Curran's position on the need for a retaining wall on the third property at 96 Ridge Road.

Ms. Jainchill asked if the neighbors below would be able to see the retaining wall, and stated that her preference would be for a tiered wall with vegetation between the two tiers. Mr. Bialowas asked how the retaining wall would appear to the neighbors at 90 Ridge Road. There was a brief discussion of the aesthetics of any retaining wall.

The Chair asked if anyone present wished to speak in support of or in opposition to the applications.

Mr. Mark Caselli, father of purchasers of 96 Ridge Road asked why there were applications for retaining walls at 92 Ridge Road and 94 Ridge Road, and not at 96 Ridge Road. Mr. Caselli also asked about the advisability of a retaining wall from the viewpoint of the structural integrity of the house.

Ms. Reiss expressed her concern that the three new homes added more cars to a narrow street that already is congested.

Mr. Gines stated that he had paid \$5,000 for the upgrade of a retaining wall to allow his backyard to be deepened.

The Chair stated that the Public Hearings will remain open and will be continued after review of the Consulting Engineer's report.

V. Approval of Minutes

The approval of Minutes was adjourned.

VI. Adjournment

There being no other business before the Planning Board, the meeting adjourned at 8:50 PM.

Respectfully submitted,
Judith B. Calder
Recording Secretary