

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING of  
MONDAY, AUGUST 13, 2018**

**I. Call to Order**

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

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

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

**II. Maya and Robert D. Sheehan III  
5 Dellwood Lane  
Proposed Landscaping Plan, for Sanitary Sewer Extension, and One-Family  
Dwelling with Future Pool and a Poolhouse (Conditionally Approved 6/12/17)  
Review as Condition of Site Plan Approval**

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

Also Present: Elliott Maltby, Thread Collective  
Mark Mancuso, Thread Collective

The Chair stated Ms. Jainchill had reviewed the proposed landscaping plan and had recommended that plants be planted at the proper time. The Chair recommended that the applicant obtain bids on the plantings, so that the planting can proceed and that the bond be adjusted accordingly.

The Chair asked if any member of the public wished to speak on this application, and no one present so wished.

The Chair moved, and Ms. Jainchill seconded, that the Planning Board approve the proposed Landscaping Plan, prepared by Thread Collective and reviewed by Ms.

Jainchill, subject to an adjustment to the bond to cover the cost of the plants and the planting, and subject to the plants being planted between September 15, 2018 and November 1, 2018.

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

Rob Pellegrino, Esq. –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

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

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

As one of the Board members present was recused on this matter, quorum was not attained, and this matter was adjourned.

**IV. 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:** Rob Pellegrino, Esq., Chair  
Susan Jainchill  
Bernhard Preisser

This matter was adjourned.

**V. 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: Rob Pellegrino, Esq., Chair  
Susan Jainchill  
Bernhard Preisser

This matter was adjourned.

**VI. Approval of Minutes**

The Chair moved, and Mr. Preisser seconded, that the Planning Board adopt the Minutes of the July 9, 2018 meeting as amended.

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

Rob Pellegrino, Esq. –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

The Chair moved, and Mr. Preisser seconded, that the Planning Board adopt the Minutes of the June 11, 2018 meeting as amended.

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

Rob Pellegrino, Esq. –	Aye
Susan Jainchill –	Aye
Bernhard Preisser –	Aye

**VII. Adjournment**

There being no other business before the Planning Board, the meeting adjourned at 8:25 PM.

Respectfully submitted,  
Judith B. Calder  
Recording Secretary