

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING of  
TUESDAY, JANUARY 15, 2019**

**I. Call to Order**

The Chair called the meeting to order at 8:02 PM.

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

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

**II. Dr. Jozef Debiec  
3 American Legion Drive  
Proposed Rear Addition, Interior Alterations and Site Improvements, including  
Retaining Wall, to convert Vacant Building into Medical Offices  
Review and Comment to the Board of Trustees**

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

Also Present: Azim Aliriza, Project Engineer, Petruccelli Engineering  
Alvaro Lorenzo, Woodward & Curran

The Chair advised that the Planning Board would not be making decisions, only recommendations.

Mr. Aliriza advised that the proposal is to renovate the building with a small addition in the rear for a ground-level entrance elevator and stairway. Mr. Aliriza stated that the proposal also includes adding parking area in the rear of the building, creating along the entire back of the property a retaining wall that would range from zero to seven and a half feet tall, removing eleven trees ranging in size from six to twenty inches. Mr. Aliriza

advised that the additional parking spaces adds approximately 5,000 square feet of impervious surface, and the plan mitigates this with an underground retention system.

The Chair reviewed with applicant the issues raised by the Village's Consulting Engineers, Woodward & Curran.

The Chair advised applicant that the Planning Board will also provide opinions on the Redi-Rock proposed for the retaining wall and on the brick and stucco proposed for the building façade, and asked applicant to deliver samples of the proposed materials to the Building Inspector.

Mr. Preisser pointed out the need to preserve the Veterans' plaques.

The Chair stressed the need to review the title report both for any exceptions that may be included and for any authority the City may have on development of the property.

Ms. Jainchill and Mr. Bialowas expressed concern about the proposed parking spaces in front of the building. Ms. Jainchill stated that she would like a sidewalk to provide safe frontage for pedestrians. Mr. Bialowas pointed out that backing out of front parking spaces onto a curved road would be hazardous.

Mr. Bialowas stated that fencing on top of the retaining wall is needed for safety. The Chair advised that the slope must be stabilized if they chop into it, and Mr. Aliriza stated that the design takes the overburden on the slope into account. Ms. Jainchill remarked two shorter walls, one set back from the other with plantings in between, would be preferable to one tall wall. Mr. Aliriza stated that this would create more slope disturbance, and added that the wall is highest where closest to the property line. Mr. Aliriza noted that the plan removes some pavement in the parking area and suggested that plantings in those islands could provide some screening of the wall. The Chair stated that the Planning Board will want a site plan that includes a landscape plan. Ms. Jainchill added that the landscape plan should include a list of the trees that are being removed and detail on stabilizing the top of the retaining wall, and recommended stabilizing with cascading plantings to overhang the wall.

The Chair advised that the Planning Board will make its recommendation to the Board of Trustees. Mr. Aliriza asked if the Planning Board anticipated that its recommendations would change the site plan. The Chair advised that he expected the site plan would need to change regarding the front of the property, as the Planning Board does not want any parking in front of the building. Mr. Aliriza stated that he will try to find six parking spaces in the back of the property instead, and Ms. Jainchill reminded applicant that only four would be required. The Chair reiterated that the Planning Board would consider parking in front to be unacceptable.

### **III. Approval of Minutes**

The Chair moved, and Mr. Preisser second, that the Board approve the minutes of the Board meeting of September 12, 2018.

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

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

The Chair moved, and Mr. Preisser second, that the Board approve the minutes of the Board meeting of October 9, 2018.

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

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

### **IV. Adjournment**

There being no other business, the Planning Board adjourned its meeting at 8:30 PM.

Respectfully submitted,  
Judith B. Calder  
Recording Secretary