

**MINUTES  
VILLAGE OF ARDSLEY  
PLANNING BOARD MEETING of  
MONDAY, FEBRUARY 12, 2024**

**I. Call to Order**

The Chair called the meeting to order at 8:05 PM.

Present: Rob Pellegrino, Esq., Chair  
Altin Batska  
Paul Bialowas  
Bernhard Preisser  
Jeff Rosen

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

**II. Approval of Minutes**

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the Minutes of its meeting of December 11, 2023.

**Vote: 4 in favor, 0 opposed, 1 abstaining, as follows:**

Rob Pellegrino, Chair –	Aye
Altin Batska –	Aye
Paul Bialowas –	Aye
Bernhard Preisser –	Aye
Jeff Rosen –	Abstain

**III. Christopher T. and Kelly M. McNerney**

**26 Lincoln Avenue**

**Applications for Three-Lot Subdivision and Site Plan Approval, for Special Permit for Excess Gross Land Coverage, for Steep Slope and Curb Cut Permits, for Proposed Driveway and Curb Cuts on Lincoln Avenue  
Public Hearing**

Present: Rob Pellegrino, Esq., Chair  
Altin Batska  
Paul Bialowas  
Bernhard Preisser  
Jeff Rosen

Also Present: Christopher McNerney  
Michael J. McGarvey, P.E.  
David Smith, Village Consultant

The Chair stated that the Planning Board had previously declared itself lead agency, and that the Planning Board now reaffirms that it will serve as lead agency.

The Chair advised that Dave Sessions' firm will review the materials.

Mr. McGarvey turned in 30 green cards received in response to 35 Legal Notices mailed.

The Chair noted that no members of the public were present to speak on this matter.

This matter was adjourned and will be continued.

**IV. 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  
Proposed Resolution**

Present: Rob Pellegrino, Esq., Chair  
Altin Batska  
Paul Bialowas  
Bernhard Preisser  
Jeff Rosen

Also Present: Anthony Racanelli  
Paul Petretti  
David Smith, Village Consultant

The Chair read the proposed Resolution to approve the two-lot subdivision and site plan, and the demolition of the existing dwelling and construction of two new dwellings.

The Chair moved, and Mr. Preisser seconded, that the Planning Board approve the Resolution as read.

**Vote: 4 in favor, 0 opposed, 1 abstaining, as follows:**

Rob Pellegrino, Chair –	Aye
Altin Batska –	Aye
Paul Bialowas –	Aye
Bernhard Preisser –	Aye
Jeff Rosen –	Abstain

**V. 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**  
**Continuation of Public Hearing**

Present: Rob Pellegrino, Esq., Chair  
Altin Batska  
Paul Bialowas  
Bernhard Preisser  
Jeff Rosen

Also Present: Mr. And Mrs. Cassanello

The Chair reviewed what had transpired at the two prior meetings on this matter.

Mrs. Cassanello asked why the garage could not be placed anywhere within the setbacks. The Chair explained that the proposal requires the Board to grant a permit for excess land coverage which gives the Board the discretion to consider the location in a larger context.

Mr. and Mrs. Cassanello explained their preferences and the challenges of possible garage locations. The Chair corrected applicant's misapprehension that the Board had recommended any particular location, and reiterated the Board's opinion that there were options other than the originally proposed location. The Chair noted that three members of the Board had visited the site and that the other two Board members would view the property before the next meeting.

The Chair noted that no members of the public were present to speak on this matter.

This matter was then adjourned and will be continued.

**VI. 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.

**VII. 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.

**VIII. 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.

**IX. Adjournment**

The Chair moved, and Mr. Preisser seconded, that the Planning Board adjourn the meeting at 8:40 PM.

**Vote: 5 in favor, 0 opposed, 0 abstaining, as follows:**

Rob Pellegrino, Chair –	Aye
Altin Batska –	Aye
Paul Bialowas –	Aye
Bernhard Preisser –	Aye
Jeff Rosen –	Aye

Respectfully submitted,  
Judith B. Calder, Recording Secretary