

2. Lot B to have a perpetual easement to North Mountain Drive over lot C, as shown on aforementioned map of Charles Riley.

Motion carried, all voting "aye".

The next item on the agenda was the Public Hearing for preliminary subdivision for the Landing. Mr. Bruce Smith, Engineer of the firm of Charles A. Sells, and Anthony Veneziano, Attorney, represented the applicant. Mr. Klein moved to close the Public Hearing, seconded by Chairman Plotkin.

Motion carried, all voting "aye".

Motion made by Mr. Klein, seconded by Mr. Cryan to approve the preliminary subdivision plat, dated August 23, 1988, drawn by Charles Sells, Inc., Land Surveyor.

Motion carried, all voting "aye".

The next item on the agenda was a preliminary subdivision application for Mr. & Mrs. Farano, of 27 Cochrane Avenue. The applicant was represented by Elizabeth Enochs, Attorney. Chairman Plotkin stated that the property does not meet the requirements for square/rectangle. Mrs. Enochs was told the Board can only give a tentative approval, she must go before the Zoning Board of Appeals for relief from the effective square/rectangle. Mrs. Enochs requested a Public Hearing. Chairman Plotkin directed the Clerk to call for a Public Hearing.

The next item on the agenda was a pre submission conference for Mr. & Mrs. Adler of North Mountain Drive. Attorney's Ponzini & Sargotti were present representing the applicants. Again Chairman Plotkin stated that this property did not meet the square/rectangle requirements of the Village Code. Mr. Ponzini asked for a preliminary conditional approval of the Board in order to go to the Zoning Board of Appeals. Chairman Plotkin directed the Clerk to call for a Public Hearing for the next Planning Board meeting.

The next item on the agenda was a Final subdivision for Denis Connor. The applicant was represented by Attorney Lieberman. Chairman Plotkin read the minutes of the Zoning Board of Appeals meeting of October 12, 1988. Elizabeth Tripodi, resident of the area spoke in opposition of the subdivision. Attorney Lieberman stated that even if Mr. Connor's application was approved by the Board he was not quite ready to begin construction. He asked if he would need a waiving of the 90 day expiration time. Building Inspector Dunn stated that once the subdivision has been filed with the County Clerk's Office he need not file again. Mr. Klein stated that it would not be good planning to approve this subdivision. Chairman Plotkin asked Village Attorney Murray for his opinion of the ordinance

until later in the evening.

The next item on the agenda was the continuation of Public Hearing for Site Plan Review for Beacon Hill Drive Corp. Brett Auerhahn, engineer was present representing the application. Chairman Plotkin noted receipt of a letter dated November 29, 1988, received in the Clerk's Office November 30, 1988, from Mr. Auerhahn in response to the comments made by a letter to the Board from Raymond Keyes, dated November 2, 1988. Mr. McCurdy, engineer from the firm of Raymond Keyes, was present. He discussed the drainage for this project noting that no percolation tests were done on this site and the New Rochelle Water Company had not yet given comment on the project.

Motion to close the Public Hearing was made by Mr. Hunter, seconded by Mr. Klein.

Motion carried, all voting "aye".

Motion made by Mr. Hunter, seconded by Mr. Klein, to recommend to the Board of Trustees approval of plans for Beacon Hill Drive Corp., drawn by Ward Carpenter Engineers, dated November 28, 1988, with the following stipulations:

1. New Rochelle Water Company give its comments on the proposal.
2. Mr. Auerhahn is to perform a Percolation Test and redesign Dry Wells and submit same to Raymond Keyes for approval.

Motion carried, all voting "aye".

The next item on the agenda was a Public Hearing for Preliminary Subdivision for Mr. & Mrs. Adler on North Mountain Drive. Mr. Shumejda, attorney was present to represent the applicant. Mr. Hunter noted plans do not show the topography of the area. He also noted, that in his opinion, one (1) additional lot should be considered for this site, instead of two (2). A discussion was had on the impact of traffic and the sewer system. Village Administrator Slavin spoke of the bad drainage on North Mountain Drive. It was the consensus of the Board that this proposed subdivision is not in the best interest of the Village.

Motion was made by Mr. Hunter, seconded by Mr. Klein, to close the Public Hearing.

Motion carried, all voting "aye".

Motion made by Mr. Klein, seconded by Mr. Hunter to deny Subdivision, because it does not conform to 1987 Village Law regarding square/rectangle. In addition, North Mountain Drive is a heavily traveled, narrow and very dangerous street.



Motion carried, all voting "aye".

The Board took up the matter of the Ardsley Country Club. Mr. McCurdy, engineer noted he was concerned with the grade of the proposed parking lot shown at 9% and he also commented on boring tests that were done, he felt that the grading problems could be corrected, by splitting the parking lot. A brief discussion was had on the slope of the parking lot, retaining wall and the elevations. Chairman Plotkin asked Mr. Arias if splitting the parking lot was feasible. Mr. Arias stated he would like to have approval on the plans he submitted.

Motion was made by Chairman Plotkin, seconded by Mr. Hunter to close the Public Hearing.

Motion carried, all voting "aye".

Motion made by Mr. Hunter, seconded by Mr. Klein to recommend to the Board of Trustees approval on Site Plan, dated November 17, 1988, submitted by Gabriel Senor, Land Surveyor.

Motion carried, all voting "aye".

The next item on the agenda was an informal discussion for Mr. Beitin for a subdivision at 23 Manor Place. Chairman Plotkin asked the Clerk to call for a Public Hearing for the January, 1989 Planning Board meeting, for Preliminary Subdivision.

The last item on the agenda was a request by Gene's Bus Service for a trailer on the Bucci property. Representing the applicant was Mr. Gideon Tiktin. Chairman Plotkin suggested Mr. Titkin look into a Pre-fab building since the Board cannot approve the use of a trailer that does not conform to the Village Code.

Chairman Plotkin noted receipt of a letter, dated November 29, 1988, from Ward Carpenter Engineers requesting an extension to the approved Subdivision for Mrs. Castellano of Cochrane Avenue dated September 1, 1988. A 90 day extension was granted starting from December 1, 1988 until March 1, 1989.

A brief discussion was had on Scott Chevrolet, previously owned by Blasberg Motors. Building Inspector Dunn stated that Scott Chevrolet would be coming before the Planning Board at the January 5, 1989 meeting.

Meeting adjourned.

Regular meeting of the Planning Board of the Village of Dobbs Ferry held on February 2, 1989. Present: Chairman Plotkin, as well as Messrs. Cryan and Hunter, Mrs. Reiser, Trustee Monahan, Village Attorney Murray, Building Inspector Dunn and Deputy Clerk Graham.

Minutes of the January 5, 1989 meeting approved as written.

Chairman Plotkin reviewed the agenda for the evening.

1. Mr. & Mrs. Adler - preliminary discussion for proposed subdivision on North Mountain Drive.
2. 217 Ashford Ave. Corp. - pre submission conference new office/retail store on Ashford Avenue.
3. Dobbs Diner - preliminary site plan review to demolish existing structure for parking at 444 Broadway.

The first item on the agenda was a proposed subdivision on No. Mountain Drive for Mr. & Mrs. Adler. Representing the applicant was Mr. Joseph Stargiotti, Law Clerk from the firm of Walsh, Maroney and Ponzini. Chairman Plotkin read the minutes of a previous meeting in regard to the Adler property. A brief discussion was had concerning the density and heavily traveled area of No. Mountain Drive. Mr. Hunter requested Mr. Adler submit a topographical map at the next meeting. Chairman Plotkin stated that when a public hearing is called for regarding this property the Village of Irvington and the County of Westchester would have to be notified.

The next item on the agenda was a pre submission conference for site plan review for 217 Ashford Ave. Corp. Peter Baracca, Attorney, and Mr. Lucas, owner were present. A discussion was had on the proposal. Mr. Lucas was advised that the parking plan he submitted was not in conformance with the Village Code. Chairman Plotkin stated that another pre submission conference would be scheduled for this project.

The last item on the agenda was a request by Mr. Aristides Garganourakis, Contract Vendee of the Mayflower Diner for a pre submission conference for site plan approval. Mr. Garganourakis requested that the existing westerly home on this property be demolished and a parking lot be installed, a discussion was had on the proposal. The Board noted that this matter must go before the Zoning Board of Appeals prior to a determination and advised Mr. Garganourakis of same.

Mr. Joseph Trapani, representing Dobbs Close appeared before the Board to ask for an extension of time on his approved subdivision until the Westchester County Department of Health moratorium is over. Village Attorney Murray stated this is out of the jurisdiction of the Planning Board, and in his opinion all time limits are automatically expandable and this Board cannot grant the relief request.

Meeting adjourned.



Regular meeting of the Planning Board of the Village of Dobbs Ferry held on March 2, 1989. Present: Chairman Plotkin, as well as Messrs. Cryan, Hunter and Klein, also Mrs. Reiser, Trustees Monahan and Giordano, Village Attorney Murray, Village Administrator Slavin, Building Inspector Dunn and Deputy Clerk Graham.

The minutes of the February 2, 1989 meeting were approved as written.

Chairman Plotkin stated that Johnston Florist wished to be removed from this evening's agenda and be placed on the agenda for next month.

Mrs. Castellano of Cochrane Avenue appeared before the Board to ask for a 90 day extension on her approved subdivision of September 1, 1988.

Motion made by Mr. Hunter, seconded by Mrs. Reiser, to grant the extension.

Motion carried, all voting "aye".

Chairman Plotkin reviewed the agenda for the evening.

- 1) Springhurst Park Corp. - Carl Iannace - discussion on request for additional units at Springhurst Trail.
- 2) Mr. & Mrs. Adler - discussion on subdivision on North Mountain Drive.
- 3) Request from Richard Salerno for a possible subdivision on Livingston Avenue.
- 4) Johnston Florist - request by Gary Lucas for office/retail store on Ashford & Lefurgy Avenues.
- 5) Rocco Farano - preliminary discussion for subdivision on Cochrane Avenue.
- 6) Cricket Lane Associates - request by Leo Sieverding for an extension on approved subdivision on North Mountain Drive.

Chairman Plotkin noted that Springhurst Park Corp. Mr. Carl Iannace was not present.

The Board took up item six on the agenda. A request by Mr. Leo Sieverding representing Cricket Lane Associates. Mr. Sieverding requested a 90 day extension on the approved subdivision on North Mountain Drive, dated November 3, 1988.

Motion made by Mr. Klein, seconded by Mr. Hunter, to approve the extension.

Motion carried, all voting "aye".

The next item on the agenda was a discussion on the request for subdivision for Mr. & Mrs. Adler of North Mountain Drive. Mr. Joseph Stargiotti, attorney from the firm of Walsh, Maroney and Ponzini was present. A discussion was had on the topographical map submitted. Chairman Plotkin spoke of the requirements of blasting on the lower lot. Chairman Plotkin directed the Clerk to call for a public hearing for preliminary review of the subdivision at the next meeting.

The next item on the agenda was a preliminary discussion for subdivision on Cochrane Avenue for Mr. & Mrs. Farano. Representing the applicants was Elizabeth Enochs, attorney. Building Inspector Dunn spoke of a driveway with access to Broadway, stating it should not be allowed. The Board noted that a condition of approval for Zone change on this property was no ingress or egress onto Broadway. Mrs. Enochs was asked to provide a survey showing access to the property from Cochrane Avenue. Mrs. Enochs stated that she would do this. Chairman Plotkin directed the Clerk to call for a public hearing for preliminary review of this subdivision at the next meeting.

The next item on the agenda was a request by Mr. Richard Salerno, principal of Livingston Ridge for a possible subdivision. Mr. Salerno presented plans dated, September 15, 1988, prepared by Gotham Design, showing a 24 Unit subdivision consisting of six 2 family and four 3 family homes. He noted that although he had Board approval for this site, to cluster at this time would not be feasible. He noted that the proposed subdivision shows street width of 50 feet however, the Village Code requirement of 55 feet could be met. The 50 feet in his opinion would be more appropriate. Trustee Monahan noted that the Board of Trustees in 1987 mandated cluster type development for this site. The Board reviewed the past history of this site. Chairman Plotkin asked Village Attorney Murray if it would be necessary to go back to the Board of Trustees due to their mandate of this site. Village Attorney Murray stated he would have to review the code, but feels Mr. Salerno may have to. Mr. Klein stated concerns with parking on the proposed street. Mr. Salerno stated he would comply with all Village Code requirements of parking. Board noted that one lot namely Lot #5, did not meet effective square/rectangle. Mr. Salerno stated Village Code allows for the Planning Board to waive these requirements for a subdivision with over 5 lots.

Mr. Steinschneider of Gotham Design was present and noted that he is not representing Mr. Salerno this evening, but he is familiar with the site. He stated that the subdivision approval should be granted for this site. A discussion was had on the mandate set by the Board of Trustees, and Village Attorney Murray was asked to review the law and give the Board his opinion. It was not known whether the mandate goes with a specific approval or if it would go with the land permanently.

Motion was made by Mr. Klein, seconded by Mr. Hunter, to recommend



to the Board of Trustees to consider a possible change in the Cluster Mandate because of the presentation by Mr. Salerno this evening and the general conditions with regard to this property.

Motion carried, all voting "aye".

The last item on the agenda was a request for additional units at Springhurst Trail by Mr. Carl Iannacce. Mr. Iannacce again spoke of Walgrove Avenue at the time of the Board's approval as being a public street. Chairman Plotkin advised Mr. Iannacce that he would have to go back to the Board of Trustees for further discussion on this matter.

Mr. Pat Steinschneider of Gotham Design appeared before the Board informally to discuss Mrs. Sekear's property on Livingston Avenue who wishes to have her home changed to a legal 4 family and then convert it into condo's.

Meeting adjourned.

Round Table Meeting held Wednesday morning, April 5, 1989.  
Present: Village Administrator Slavin, Village Clerk Carey,  
Police Chief Costello, Building Inspector Dunn, Deputy Village  
Clerk Graham, Ass't. Fire Chief Trenholm and DPW General Foreman  
Gunther.

Item 1 Adler - public hearing on North Mountain Drive

- A. Locate existing pool or any other permanent structure on plan.
- B. Submit tree plan showing existing trees over 6" in diameter.
- C. Locate existing sanitary sewer connection as well as nearest public sewer available.
- D. Show nearest public storm water drainage system. Recommend 100% detention system for vacant lots.
- E. Show existing driveway and any easements necessary.

Item 2 Farano Subdivision - Cochrane Ave.

- A. Submit tree plan showing existing trees over 6" in diameter.
- B. Locate existing sanitary sewer connection as well as nearest public sewer available.
- C. Recommend plan be modified to provide 25' frontage on Cochrane Avenue along northerly boundary of property with maximum allowance width for new driveway and turnaround area for emergency vehicles.
- D. Show nearest public storm water drainage system. Recommend 100% detention system for new lot.
- E. Maintain pedestrian access on Broadway for vacant lot.
- F. Require conditions of rezoning set by Board of Trustees on 2/21/89 be memorialized on subdivision plan.

Item 3 Richard Salerno - Livingston and High Street

Not discussed at this time.

Item 4 Akzo Chemical

Withdrawn

Item 5 Richard Muse - Preliminary Site Plan

- A. Existing parking lot constructed without site plan approval and does not meet zoning regulations. Any approval should require proper set backs and buffer areas.



B. Recommend 100% storm water detention system.

C. Recommend fencing be installed as directed by Building Inspector.

Item 6 Johnston Florist - Site Plan

Plan is not sufficiently detailed for comment.



## VILLAGE OF DOBBS FERRY

112 Main Street  
Dobbs Ferry, New York 10522  
(914) 693-2203

### MEETING NOTICE

NOTICE IS HEREBY GIVEN that there will be a regular meeting of the Planning Board of the Village of Dobbs Ferry on Thursday, April 6, 1989, at 8:00 p.m. in the American Legion Hall, Palisade Street, Dobbs Ferry, New York.

#### Agenda:

- 1) Alfred & Susan Adler - public hearing on North Mountain Drive.
- 2) Rocco & Rose Farano - public hearing for 27 Cochrane Ave.
- 3) Richard Salerno - preliminary discussion for subdivision at Livingston and High Street.
- 4) Akzo Chemical - request for preliminary site plan review for sign.
- 5) Richard Muse - request for preliminary site plan review for a parking lot at Ashford Ave.
- 6) Johnston's Florist - preliminary site plan review.

Kenneth Graham  
Deputy Village Clerk



Regular meeting of the Planning Board of the Village of Dobbs Ferry held on April 6, 1989. Present: Chairman Plotkin, as well as Messrs. Cryan, Klein and Hunter, Mrs. Lucey, Trustee Lester, Village Administrator Slavin, Building Inspector Dunn and Deputy Clerk Graham.

The minutes of the March 2, 1989 meeting were approved as written.

Chairman Plotkin introduced Mrs. Lucey and welcomed her as a new member of the Planning Board.

Chairman Plotkin reviewed the agenda for the evening.

- 1) Alfred & Susan Adler - public hearing on North Mountain Drive.
- 2) Rocco & Rose Farano - public hearing for 27 Cochrane Avenue.
- 3) Richard Salerno - preliminary discussion for subdivision at Livingston Avenue & High Street.
- 4) Akzo Chemical - request for preliminary site plan review for sign.
- 5) Richard Muse - request for preliminary site plan review for a parking lot at Ashford Avenue.
- 6) Johnston's Florist - preliminary site plan review.

Chairman Plotkin stated that Item #4, Akzo Chemical withdrew their application, and Item #6, Johnston's Florist was adjourned until the next meeting.

The first item on the agenda was a public hearing on North Mountain Drive for Alfred & Susan Adler. Mr. Ponzini and Mr. Stargiotti, attorneys from the firm of Walsh, Maroney and Ponzini were present representing the applicant. Chairman Plotkin read the comments of the Round Table Meeting of April 5, 1989.

Mr. Ponzini stated that he did not know the plans had to include the existing pool, as noted in the Round Table Minutes. Chairman Plotkin advised Mr. Ponzini that this application must also be reviewed by the Conservation Advisory Committee. Mr. Ponzini asked for an adjournment of this public hearing. Chairman Plotkin adjourned this public hearing until the next regular meeting.

The next item on the agenda was a public hearing for Rocco & Rose Farano of 27 Cochrane Avenue. Chairman Plotkin read the comments from the Round Table Meeting regarding this application.

Elizabeth Enochs, attorney representing the applicants spoke of this property not being marketable without an easement to the driveway. Building Inspector Dunn spoke of the Fire Departments concern regarding the size of the driveway for emergency vehicles. Chairman Plotkin referred to the discussion from the previous meeting in regard to this application. Mrs. Enochs stated she would have to speak to her clients and get back to the Board.

Chairman Plotkin advised Mrs. Enochs that this application would have to be reviewed by the Conservation Advisory Committee.

Chairman Plotkin adjourned this public hearing until the next regular meeting.

The next item on the agenda was a preliminary discussion for a subdivision on Livingston Avenue & High Street.

Mr. Richard Salerno appeared before the Board. Chairman Plotkin advised Mr. Salerno that since the newly appointed Village Attorney, Plunkett, did not have a chance to review his plans, this application should be put on the agenda for the next Planning Board meeting.

Trustee Lester requested Mr. Salerno appear before the Board of Trustees next meeting so that they could review this application as a new Board.

The last item on the agenda was a request for preliminary site plan review by Richard Muse for a parking lot at Ashford Avenue.

Chairman Plotkin reviewed the comments from the Round Table Meeting.

Chairman Plotkin requested Mr. Muse supply this Board with a plan showing the loading zone, a 10 foot buffer and the planting area at the next meeting. He also stated that the plans must also be sealed by the engineer or architect.

Meeting adjourned.



*Revised Copy*

Regular meeting of the Planning Board of the Village of Dobbs Ferry held on Thursday, May 4, 1989. Present: Chairman Plotkin, as well as Messrs. Klein and Cryan, Trustee Monahan, Trustee Lester, Village Administrator Slavin, Village Attorney Plunkett, Building Inspector Dunn and Deputy Clerk Graham.

Minutes of the April 6, 1989 meeting approved as written.

Chairman Plotkin informed the Board that Mr. Hunter and Mrs. Lucey would not be present at this evenings meeting.

Chairman Plotkin reviewed the agenda for the evening.

- 1) Mr. & Mrs. Adler - continuation of public hearing for subdivision on North Mountain Drive
- 2) R. Salerno - request for subdivision on Livingston Avenue.
- 3) Richard Muse - preliminary discussion for site plan review on Ashford Avenue.
- 4) Johnston's Florist - Mr. Lucas, preliminary discussion for site plan review on Ashford Avenue.
- 5) Mr. & Mrs. Hempleman - preliminary discussion for subdivision on North Mountain Drive.
- 6) Salvatore DeNardo - road specifications for Ogden Place West.

The first item on the agenda was a continuation of a public hearing for Mr. & Mrs. Adler of North Mountain Drive. Mr. Stargiotta & Mr. Johnson, from the firm of Walsh, Maroney and Ponzini, were present to represent the applicants.

Mr. Stargiotta informed the Board that the plans he was now submitting, Dated April 24, 1989, included the six items requested by the Board, as outlined in the Round Table Meeting of April 5, 1989.

Chairman Plotkin informed Mr. Stargiotta that a plan should be submitted, signed by a Licensed Engineer in regard to Lot 1 and 3, for a survey of retention of water on these sites. Mr. Klein stated his concern on the over developing of North Mountain Drive with regard to the traffic flow and whether new homes in this area would create a hazardous amount of traffic for this narrow, winding area. Mr. Stargiotta spoke of the previous meetings and stated that when the traffic study was brought up at those meetings, the Board did not think it was necessary at that time.

Chairman Plotkin asked if there were any comments on this application. Mr. Herbert Camp, of North Mountain Drive spoke of his opposition to this subdivision, stating that in his opinion:

- 1) this piece of property has a slope problem and could not properly accomodate 3 houses.
- 2) Lot #3 would be set on an area where there would be a very dangerous curve, causing a problem with someone coming in and out of the proposed driveway.
- 3) the gradual deterioration of the quality of the houses being built would create an eyesore.

May 4, 1989

Mr. Lyle Fields of 88 North Mountain Drive also spoke of the runoff in this area being very difficult and also the hazardous corner.

Mr. John Schwarden, an Irvington resident stressed the safety issue and the property value of the area due to over populating.

Chairman Plotkin suggested the traffic problem be looked into and the problem of erosion be checked by an Engineer. Chairman Plotkin asked if the applicant would agree to an extension of 30 days, on this preliminary subdivision. Mr. Johnson stated that this would be acceptable.

The next item on the agenda was a request for subdivision on Livingston Avenue by Mr. Richard Salerno.

Mr. Salerno appeared before the Board. Chairman Plotkin read the minutes of the April 11, 1989 meeting where the Board of Trustees temporarily suspended the Cluster Mandate until the subdivision question has been decided. Mr. Salerno spoke of the Cluster Plan not being economically feasible at this time. He also requested that this project be considered under §7-738 of the New York State Village Law.

The traffic flow was also discussed, along with the number of parking spaces being provided for each unit. Mr. Salerno advised the Board that he would return for the next meeting with subdivision plans.

The next item on the agenda was a preliminary discussion for site plan review for Richard Muse, on Ashford Avenue. Mr. Muse appeared before the Board.

Chairman Plotkin requested that the west side of this property have proper screening and a No Parking sign be installed in the driveway. Mr. Muse asked for a public hearing for the June 1, 1989 meeting. Chairman Plotkin directed the Clerk to call for a public hearing for the next meeting.

The next item on the agenda was Johnston's Florist. Mr. Peter Baracca, attorney and Mr. Daryl Brown, engineer and designer were there to represent the applicant. Mr. Baracca spoke of correcting the parking problem and the required setbacks shown on the plan.

Chairman Plotkin stated that the plan must show the location of the elevator. A general discussion was had with Mrs. Slavin expressing her concern as to whether the storage spaces would be leased space in the future.

Mr. Brown requested a public hearing for the next meeting. Chairman Plotkin noted that a public hearing cannot be called for yet.

The next item on the agenda was a preliminary discussion for subdivision on North Mountain Drive for Mr. & Mrs. Hempleman.

Elizabeth Enochs was present to represent this application. Mrs. Enochs was reminded by the Board of the action taken on the previous requests for subdivision on North Mountain Drive. Mrs. Enochs asked the Board if when a traffic study is done, if it could include the lower portion of North Mountain Drive so that she could continue with the Hempleman's request for subdivision.



The last item on the agenda was for road specifications for Mr. Salvatore DeNardo for Ogden Place West.

Mr. Paul Petretti appeared before the Board on behalf of Mr. DeNardo.

Mr. Petretti noted that Mr. DeNardo is requesting road specifications for the south easterly side of Ogden Place West. Chairman Plotkin advised Mr. Petretti to submit plans regarding traffic flow for emergency vehicles due to the size of the road. Mr. Petretti asked to go before the Round Table and was informed by Chairman Plotkin that when Mr. DeNardo submits his plans they would be reviewed at the next Round Table Meeting.

Meeting Adjourned.

Regular meeting of the Planning Board held Thursday, June 1, 1989. Those present: Chairman Plotkin, Messrs. Cryan, Klein and Hunter, Mrs. Lucey, Mayor Marra, Trustee Lester, Village Attorney Plunkett, Building Inspector Dunn and Deputy Clerk Graham.

The Minutes of the May 4, 1989 meeting were approved as corrected.

Chairman Plotkin stated that Mr. Richard Salerno has requested to be taken off the agenda for this evening's meeting. Mr. Carl Iannace, Springhurst Park has requested to be put on the agenda tonight. Chairman Plotkin informed Mr. Iannace he would be last.

Chairman Plotkin reviewed the agenda for the evening:

- 1) Mr. & Mrs. Adler - continuation of public hearing for subdivision on North Mountain Drive.
- 2) R. Salerno - request for subdivision on Livingston Avenue.
- 3) Johnston's Florist - Mr. Lucas, preliminary discussion for site plan review on Ashford Avenue.
- 4) Salvatore DeNardo - road specifications for Ogden Place West.
- 5) Scott Chevrolet - preliminary discussion on site plan review.
- 6) Christina Sekear - preliminary site plan review for 63 Livingston Avenue.

Mr. Castellano appeared before the Board to ask for an extension of 90 days on his approved subdivision, stating that he could not proceed any further until he received a letter from the Village in regard to the sewerage system on Cochrane Avenue.

Chairman Plotkin called for a Motion.

Motion made by Mr. Klein, seconded by Mr. Hunter for a 90 day extension on Mr. Castellano's subdivision with no further extensions allowed.

Motion carried, all voting "aye".

The first item on the agenda was a continuation of a public hearing for Mr. & Mrs. Adler of North Mountain Drive.

Mr. Norman Sheer, attorney was present. Mr. Sheer had his own stenographer present to take the minutes.

Mr. Sheer informed the Board that Mr. Adler had appeared before the Conservation Advisory Committee and that they indicated that Mr. Adler's request for subdivision was appropriate for the area on North Mountain Drive.

Also present was Mr. Lampert, Traffic Engineer. Mr. Lampert reviewed his findings as outlined in his report submitted to the Board. A lengthy discussion was had regarding the traffic problems on North Mountain Drive.

Mr. Klein spoke of this area being strained because of the increased amount of traffic and the very dangerous curves in the road, especially on the corner property owned by the Adler's. He also stated that since he was involved with the Ardsley Country Club he would not be able to vote on this application.



Mr. Sheer supplied the Board with a tax map of the area, showing 3 lots with houses built since 1963, stating that in his opinion there has not been any added traffic problems caused by these houses.

Mr. Sheer also stated that there would be only one (1) new driveway, serving two (2) houses. He also cited a Court of Appeals case, Bennett vs Dobbs Ferry Zoning Board of Appeals which deals with a street which does not comply with present day requirements.

Chairman Plotkin stated that he felt that the Courts (Judge Cowhey) should not be able to overrule the Village's decision on a case when the Village feels the decision was not in the best interest and safety to Village residents.

Chairman Plotkin also stated his concern over the traffic study done by Mr. Lampert, stating that a traffic study is basically to discuss capacity and not safety. He also asked Mr. Lampert if he could make any suggestions as far as safety. Mr. Lampert suggested a curve sign with the speed limit be posted in that area, or that the Village could improve the road by cutting back the road to eliminate the curves.

Mr. William Sussman, resident of the area spoke of North Mountain Drive not being a very safe road.

Susanne & Gary Forest spoke on the traffic problems in this area.

A discussion was had on the drainage system. Building Inspector Dunn provided the Board with a report prepared by Mr. Sterlacci, Consulting Engineer, dated May 24, 1989. Mr. Dunn gave his comments on this study stating that the water retention system for each lot should be independent of the other lots.

Motion was made by Mr. Hunter, seconded by Mr. Cryan to close this public hearing. Motion carried, all voting "aye".

Motion made by Mr. Hunter, seconded by Mrs. Lucey to approve the subdivision of Alfred & Susan Adler, drawn by Charles Riley, Land Surveyor, dated 1/14/89, revised 2/14/89 and received in the Village Clerk's office on 4/14/89, subject to the following:

- 1) The retention system must comply with all Village standards.

- 2) The easements for the driveway must be filed with the Clerk's office prior to the Building Department reviewing same. Lots 1 over 2.

Motion carried, Messrs. Hunter and Cryan and Mrs. Lucey voting "aye". Chairman Plotkin voting "nay" and Mr. Klein abstaining.

Motion carried.

The next item on the agenda was for road specifications for Mr. DeNardo on Ogden Place West. Mr. Petretti was there to represent this application.

Mr. Petretti informed the Board that blasting would not be required and the road would have to be extended about 100 feet to include a hammerhead turn requested by the Board to allow for emergency vehicles.

Chairman Plotkin advised Mr. Petretti to check on the exact footage which the street would be extended. Mr. Petretti said he would provide the Board with this information.

The next item on the agenda was a preliminary site plan review for Scott Chevrolet.

Improvements of site plan received in the Clerk's office 5/24/89.

Mr. Larry Nardecchia, engineer and Mr. Maurice Curren, attorney were there to represent the applicant.

Mr. Nardecchia spoke of the proposal to demolish the existing house in an "B" zone to allow for the extension of the parking area. He also spoke of the runoff on that property and the use of the Village drainage system.

Chairman Plotkin discussed his concerns of automobile fluids such as oil, anti-freeze, etc. running into the drainage system and into the river. He also stated his concern over the removal of asbestos when demolishing the house.

Mr. Nardecchia stated that there would be no outside tanks to cause any oil runoffs.

Mr. James McCue, resident of Walgrove Avenue discussed the use of property on the right side of the existing house. He also felt that the previous citations should be taken care of before Scott Chevrolet is allowed to proceed any further.

Mr. William Hamilton, area resident questioned why the Village is allowing Scott Chevrolet to use the land illegally when the case is still pending. He stated he was opposed to the alluminated area creating an annoyance on his particular house. He questioned the screening of the area and also the drainage.

Mr. Klein stated that he felt Scott Chevrolet should take care of their existing violations before making any further requests.

Mr. Nardecchia requested to be on the agenda for the next meeting to present the Board with a formal site plan review.

Chairman Plotkin directed the clerk to call for a public hearing for the next meeting.

The next item on the agenda was Christina Sekear.

Ms. Sekear is requesting the Board to allow her to convert her four (4) family home into a four unit condominium with additional parking.

Mr. Plunkett informed the applicant that she would have to submit a site plan to the Board. He also stated that he would get back to her and let her know what is needed for this proposal.

The last item was for Mr. Carl Iannace.

Mr. Iannace is requesting the Board to allow additional units to his approved development.

Mr. Iannace was informed by the Board that he must refile a new conceptual subdivision to comply with today's code before further consideration is given for any additional units.



Johnston's Florist did not attend tonights meeting.

Meeting adjourned.

Round Table meeting held Wednesday afternoon, June 28, 1989. Present: Village Administrator Slavin, Village Clerk-Treasurer Carey, Police Chief Costello, Fire Chief Marron, Building Inspector Dunn and Deputy Clerk Graham.

Item 1 Scott Chevrolet

- A. It is recommended that there be no unloading of car trailers on Walgrove Avenue. It is of particular concern to the Fire Department that emergency vehicles would be unable to use Walgrove Avenue in a safe manner. This is also the position of the Traffic Committee. The Board also recommends that Mr. Schwartz use the existing curb cut on Walgrove Avenue and create a 10 foot wide paved area.
- B. Although applicant has noted on Page 1 of the plan the placement of new trees, a landscape plan separate and distinct is required for our clarity and development to be filed with the Village for review by our consulting Landscaping Engineer.
- C. A review should be made on the drainage and impact on the surrounding area.
- D. The proper lighting should be discussed so as not to disturb area residents.

Item 2 R. Salerno - Florence Avenue

- A. Recommended extending public road to the Village's specifications, 30 feet beyond existing end and square off and blacktop driveway.
- B. Concrete curb as per approved plans to be installed.
- C. Blacktop curbing on fill will brumble far to rapidly.
- D. Guide rail and road details as per approved plan dated 2/18/88.
- E. Show drainage.

Item 3 D. Hogaboom

No comment at this time.

Item 4 P. Hempleman

No comment at this time.

Livingston Ridge

Carl Iannace

Plans were not received in time for the Round Table meeting.



Regular meeting of the Planning Board of the Village of Dobbs Ferry held Thursday, July 6, 1989. Those present: Chairman Plotkin, Messrs. Hunter and Klein, Mrs. Lucey, Village Attorney Plunkett, Village Administrator Slavin, Building Inspector Dunn, Trustee Lester and Deputy Clerk Graham.

Chairman Plotkin reviewed the agenda for the evening.

- 1) Salerno/Cristello-revised road specifications for Florence Ave.
- 2) Scott Chevrolet-public hearing for site plan review, parking lot.
- 3) D. Hogaboom-public hearing for subdivision at 69 Ogden Place.
- 4) P. Hempleman-preliminary discussion for subdivision on North Mountain Drive.
- 5) Springhurst Park-pre-submission discussion for proposed subdivision.
- 6) R. Salerno-discussion of revised plans on Livingston Ridge.

The first item on the agenda was Salerno/Cristello revised road specifications. Mr. Salerno appeared before the Board to represent this application.

Chairman Plotkin reviewed the minutes from the Round Table meeting of June 28, 1989. Mr. Salerno agreed to submit a formal drawing at the next meeting as requested by Building Inspector Dunn, agreeing to adhere to all the requirements requested by the Round Table.

The Board took up the matter of Item #6, Livingston Ridge, at Mr. Salerno's request. Mr. Plunkett stated that since Mr. Salerno still owed the Village money from a prior approval of the Livingston Ridge Development, the Board should not entertain a plan on that project until all monies owed were paid in full.

Mr. Klein informed Mr. Salerno that if payment were made before the next meeting the Board would then proceed with this request.

Mr. Salerno stated that the Village has a letter on file regarding the money that has already been paid to the Village, stating that he was protesting this fee.

Mrs. Slavin informed Mr. Salerno and the Board that a document was sent to Mr. Salerno's attorney already and felt that this was not the proper time to discuss this matter.

The next item on the agenda was a public hearing for Scott Chevrolet.

Representing the application was Mr. Curren, attorney, Mr. Nardecchia, engineer and Mr. McGarvey, engineer.

Chairman Plotkin read the minutes from the Round Table meeting regarding this application.

Mr. McGarvey stated that he would submit to the Board his report on the drainage and oil spillovers. He also discussed the planting schedule and the types of trees they proposed to plant.

Chairman Plotkin questioned whether the trees would be on Village property or on that of Scott Chevrolet, stating his concern over who would be responsible for the upkeep of such trees.

Mr. McGarvey stated that the trees shown on the plan would be 6' high and he submitted a list of the trees to be planted.

Chairman Plotkin spoke of the Village hiring a Landscaping Architect to survey the property and determine the types of trees to be planted in order to provide proper screening year round. He also stated that in his opinion the trees should be 20' high so as to provide immediate screening.

Mr. Sherwood of 41 Walgrove Avenue stated that he would prefer 20' trees in order to provide immediate screening for the neighborhood.

Mr. Klein stated that the screening should restore the property to its original state before November, 1988.

Mrs. Frieda Seurken, Chairperson, Senior Advocacy Committee, spoke on behalf of the one remaining tenant living in the house owned by Scott Chevrolet. She stated that if the house were demolished this elderly citizen would not have a place to live, and requested the Village's help in finding her a suitable apartment.

Mr. McCue of 35 Walgrove Avenue also spoke of his objections to the demolition of this house, stating that in his opinion Scott Chevrolet did not have the authority to demolish this house and he would provide the Board with his findings as soon as possible.

Mr. McCue also stated that the residents did not want any driveway on Walgrove Avenue for the purpose of loading and unloading automobiles.

The Board discussed this issue with Mr. Nardecchia, suggesting that Scott load and unload the automobiles on their own property. Mr. Nardecchia agreed that this was a suitable idea.

Mr. Hamilton and Mrs. Prescott, area residents, complained of the frequency of deliveries, stating that the deliveries were sometimes as early as 6:45 a.m. and as late as 7:00 p.m.

Chairman Plotkin discussed the lighting to be used and suggested using additional fixtures with a lower density in order to minimize the impact of lighting on area residents.

Mr. Nardecchia agreed to provide whatever lighting the Village requested.

Chairman Plotkin requested that Mr. Nardecchia show the existing area when he submits his next set of plans to the Board.

Mr. Nardecchia spoke briefly of their future plans to request zone change for this property.

Chairman Plotkin stated that this proposal must also be reviewed by our Consulting Engineer and also the Conservation Advisory Committee.

This public hearing was adjourned until the next meeting.

The next item on the agenda was a public hearing for Mr. & Mrs. Hogaboom of 69 Ogden Place.



Mr. Newman, attorney was there to represent this application.

Mr. Newman requested that the Board approve this subdivision as per survey prepared by Ward Carpenter, for Mr. Raymond Shuck, dated August 1, 1972, consisting of three (3) lots, meeting Village requirements of square/rectangle.

Chairman Plotkin questioned Building Inspector Dunn as to whether Mr. Newman was correct in his statement. Mr. Dunn stated that the lots did conform.

Motion made by Mr. Hunter, seconded by Mrs. Lucey to close this public hearing.

Motion carried, all voting "aye".

Motion made by Mrs. Lucey, seconded by Mr. Hunter to approve subdivision plans consisting of three lots, prepared for Mr. Shuck, drawn by Ward Carpenter Engineers, dated August 1, 1972.

Motion carried, all voting "aye".

The next item on the agenda was for Mr. Hempleman of North Mountain Drive for a preliminary discussion for a proposed subdivision.

Mrs. Enochs, attorney, discussed all the requirements with the Board in regard to filing this application. She requested a public hearing for the next meeting.

The Board directed the clerk to call for a public hearing for the next meeting.

The next item on the agenda was for Springhurst Park. Mr. Carl Iannace and Mr. Paul Petretti represented this application.

The Board requested a copy of Mr. Iannace's contract with Springhurst School before they would entertain his application.

Mr. Petretti spoke briefly on this request.

The Board asked Mr. Iannace to submit a copy of his contract to the Village Clerk's office in time for the next meeting.

Mr. Steve Arias, representing Ardsley Country Club appeared before the Board informally to seek alteration on his already approved plan, dated February 1989.

Mr. Arias stated that he would like to make a change in the wall design and also change the specs on the blacktop.

Chairman Plotkin informed Mr. Arias that he would review this request with Building Inspector Dunn after they receive the comments of the Village Consulting Engineer.

Mr. Arias was informed that his request would be contingent upon the acceptance of the report made by Raymond Keyes, Associates, and that the Board would render its decision at the next meeting.

Meeting adjourned.

Regular Meeting of the Board of Trustees of the Village of Dobbs Ferry held on Tuesday evening, July 18, 1989, at the American Legion building. Present: Mayor Donald Marra presiding, Trustees Thomas Cullen, Virginia Giordano, Marge Kelly; Charles Lester, Roy Levin and Brian Monahan as well as Village Attorney Plunkett, Village Administrator Slavin and Village Clerk Carey.

The meeting was opened with the Pledge of Allegiance and a prayer by Trustee Kelly.

Mayor Marra noted that the first item on the agenda is a public hearing called to consider amending the Village Code, Chapter 290, Vehicles and Traffic, Article IV, Restricted Parking 290-28. On-Street Parking Restrictions.

The Clerk advised that the Notice of Public Hearing was advertised and posted in accordance with law.

Motion was made by Trustee Cullen, seconded by Trustee Kelly, to open the public hearing on the proposed law.

Mayor Marra referred to the Traffic Committee's minutes of May 31, 1989 recommending no parking on the north side of Ashford Avenue from King Street easterly for a distance of one hundred thirteen feet and no parking on either side of Washington Avenue from Belden Avenue to Langdon Avenue.

Motion was made by Trustee Lester, seconded by Trustee Giordano, to close the public hearing on the proposed local law. Motion carried, all voting "aye".

Motion was made by Trustee Cullen, seconded by Trustee Lester, to adopt the following local law:

Local Law No. 7-89

BE IT ENACTED that the Dobbs Ferry Village Code be amended by adding Local Law No. 7-89 amending Chapter 290, Vehicles and Traffic, Article IV, Restricted Parking, §290-28. On-Street Parking Restrictions by adding the following restricted parking areas on Ashford Avenue and Washington Avenue:

#### ASHFORD AVENUE

- Q. No parking on the north side of Ashford Avenue from King Street easterly for a distance of one hundred thirteen (113) feet.

#### WASHINGTON AVENUE

- D. No parking on either side of Washington Avenue from Belden Avenue to Langdon Avenue.

BE IT FURTHER RESOLVED that this local law be entered at length in the minutes of this meeting, that it be published in the Enterprise and that the amendment take effect immediately.

Motion carried, all voting "aye".

Mayor Marra acknowledged receipt of the proposed Tree Ordinance submitted by the Conservation Advisory Commission.

Motion was made by Trustee Lester, seconded by Trustee Cullen, to refer the proposed Tree Ordinance to the Village Attorney for his review and opinion. Motion carried, all voting "aye".

Village Attorney Plunkett, at the request of the Planning Board and discussions held with the Board of Trustees, Village Clerk Carey and Village Administrator Slavin, submitted a proposed Steep Slope Regulation for review by the Board of Trustees, Building Inspector and Planning Board.



Motion was made by Trustee Lester, seconded by Trustee Cullen, to declare the Board of Trustees as lead agency for purpose of SEQR and refer the proposed Steep Slope Regulation to the Planning Board for review and set a public hearing for August 15, 1989 proposing the adoption of a local law amending the Village Code, Chapter 300, Section 300-35 and Section 300-2. Motion carried, all voting "aye".

Motion was made by Trustee Levin, seconded by Trustee Kelly, to appoint William Capshaw and Bruce Raaka as members of the Solid Waste Management Committee. Motion carried, all voting "aye".

Motion was made by Trustee Levin, seconded by Trustee Lester, to appoint Elizabeth Raaka as a member of the Conservation Advisory Commission for a term to expire April 1991. Motion carried, all voting "aye".

Motion was made by Trustee Monahan, seconded by Trustee Cullen, to appoint Gabriel Stutman as a member of the Senior Advocacy Committee. Motion carried, all voting "aye".

Mayor Marra, referring to his memo of July 17, 1989 regarding the establishment of an ad hoc Memorial Day Parade Committee to organize next year's parade and make recommendations to the Board by January 1990, and the establishment of an ad hoc Committee on Community Volunteerism to recommend to the Board of Trustees on ways the Village can help promote volunteerism for the volunteer Fire Department and Ambulance Corps, appointed the following persons:

Ad Hoc Memorial Day Parade Committee

Bill Rizzuto  
Ed Marron  
Representative from Boy Scouts  
Representative from Girl Scouts  
Administrator Slavin  
Trustee Kelly

Ad Hoc Committee on Community Volunteerism

Judith Juback  
Teresa Walsh  
Three members from the Fire Department (one from each company)

Mayor Marra appointed Trustee Kelly as Chairperson of the Ad Hoc Parking Committee.

Motion was made by Trustee Giordano, seconded by Trustee Kelly, to accept the resignation of Susan Ajello as a member and chairperson of the Beautification Committee with regret. Motion carried, all voting "aye".

Mayor Marra appointed Charles Baiano chairman of the Beautification Committee.

Mayor Marra read a letter from Sgt. Frank Palfy advising that after twenty years of service he will be retiring from the Dobbs Ferry Police Department effective July 30, 1989.

Motion was made by Trustee Monahan, seconded by Trustee Cullen, to accept Frank Palfy's resignation with regret and thank him for his many years of dedicated service with the Village. Motion carried, all voting "aye".

Mayor Marra opened the discussion on overnight parking on Cedar and Main Streets expressed his concern that the parking problem will become worse when the steel work begins at village hall and suggested overnight alternate side of the street parking for all of Main and Cedar Streets on a temporary basis to be reviewed mid October.

Trustee Kelly reported that the Parking Committee reviewed the parking problem at their recent meeting and recommends overnight alternate side of the street parking on Cedar and Main Streets on a trial basis to start when the steel work begins at village hall.

Round Table meeting held Monday, July 31, 1989. Those present: Village Administrator Slavin, Police Chief Costello, Fire Chief Marran, Building Inspector Dunn and Deputy Clerk Graham.

Item #1 Hempleman - North Mountain Drive

- A) See the attached letter from the Westchester County Department of Health.
- B) Drainage plan as submitted by applicant is unsatisfactory. On site retention should be provided.

Item #2 Salerno - Florence Avenue

- A) Because of grade changes, trees on slope of dead end are in a state of severe decline. Since it is in the Village Right of Way, it should be removed by applicant before a Certificate of Occupancy is issued.

Item #3 Salerno - Livingston Ridge

- A) Revised Cluster Plan presented by Mr. Salerno lacks detail information in regard to:
  - 1) Topography
  - 2) Sewer
  - 3) Trees
  - 4) Fire Hydrant location
  - 5) etc, etc.
- B) Particular attention should be paid to the road design on High Street for purposes of access to the site.
- C) Due to lack of information the plan cannot be appropriately reviewed at this time.

Item #4 Springhurst Park - No comment at this time.

Item #5 Dr. B. Sivaprahaspillai - No comment at this time.





Westchester County

ANDREW P. O'ROURKE  
County Executive

DEPARTMENT OF HEALTH

VICTOR O. SOUSA, M.D., D.T.P.H.  
Acting Commissioner

July 21, 1989

Charles Riley  
69 Main Street  
Tarrytown, New York 10591

RE: Proposed 3 Lot Realty  
Subdivision  
Adler  
Dobbs Ferry (V)  
Greenburgh (T)

Dear Mr. Riley:

Receipt of your submittal for the above referenced installation is hereby acknowledged.

The review of this submittal has been completed. Before further consideration can be given to your submittal the following items need to be addressed.

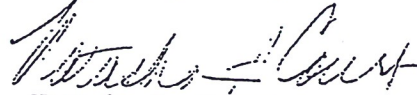
1. Provide a letter from owner of water main regarding the adequacy and availability of such to serve the proposed project.
2. Subdivision plat (mylar) must indicate sizes of existing utilities.
3. Mr. Dunn's letter stating that the 6" diameter village owned sewer is adequate and available for this project is unacceptable since the size of the pipe is less than that which is presently required i.e. 8 inch diameter standard for public sewer mains. Please provide more information to this Department regarding this sewer namely, computations or the basis for which detailed "adequate" capacity was determined. Also to be included is a statement regarding the operational status of this sewer pipe, for example, no backups or problems.

This Department is keeping the Subdivision Plat on file to be picked up by your office for the necessary revisions.

If you have any questions please feel free to contact me at 285-5039

Your cooperation in this matter will be appreciated.

Very Truly Yours,



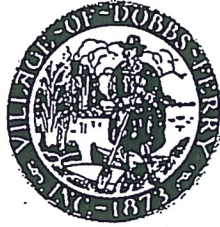
Natasha A. Court  
Assistant Engineer(Public Health)  
Bureau of Environmental Quality

NAC:plt

cc: A. Adler

Building Department - Dobbs Ferry ✓  
South County Office  
file





## VILLAGE OF DOBBS FERRY

112 Main Street  
Dobbs Ferry, New York 10522  
(914) 693-2203

Regular meeting of the Planning Board of the Village of Dobbs Ferry, held on Thursday evening, August 3, 1989. Those present: Chairman Plotkin, Messrs. Cryan and Hunter, Mrs. Lucey, Mayor Marra, Village Administrator Slavin, Village Attorney Plunkett, Trustee Lester, Building Inspector Dunn and Deputy Clerk Graham.

Motion was made by Chairman Plotkin, seconded by Mrs. Lucey to recommend that the Board of Trustees amend Local Law Chapter 300, Zoning and Land Use, §300-52 as appended.

Motion carried, all voting "aye".

## NOTICE

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Dobbs Ferry proposes to adopt a Local Law amending the Village Code, Chapter 300, Section 300-35 and Section 300-2 by adding thereto the following new subsection:

Section 300-35.D To protect environmentally sensitive lands, preserve the Village's natural resources and promote the orderly development of land, development on a lot(s) with excessively steep slope areas, shall be controlled by deducting the following from the gross lot area of such lot(s) to determine the net lot area:

- (1) Fifty percent (50%) of the area of steep slopes greater than twenty-five percent (25%).
- (2) Twenty-five percent (25%) of the area of steep slopes greater than fifteen percent (15%) but not greater than twenty-five percent (25%).
- (3) On lots which have received subdivision approval prior to the effective date of this Amendment the Building Inspector will make the determination of net lot area upon Building permit application. On lots which have not received subdivision approval prior to the effective date of this Amendment the Planning Board shall make the determination of net lot area when considering said subdivision application.

### Section 300-2 - Lot Definition

C. Gross Lot Area - The total square footage of a lot prior to any reductions pursuant to this Chapter.

D. Net Lot Area - The square footage of a lot after reductions pursuant to this chapter which square footage must be equal to or greater than the minimum proscribed in this chapter for a particular district.

NOTICE IS FURTHER GIVEN that the Board of Trustees will hold a public hearing on the proposed local law on Tuesday, August 15, 1989, at eight o'clock p.m., or as soon thereafter as possible, at the temporary meeting room of the Board, the American Legion Building, Palisades Street, Dobbs Ferry, New York, at which time parties interested shall have an opportunity to be heard.

BY ORDER OF THE BOARD OF TRUSTEES

MATTHEW P. CAREY  
Village Clerk-Treasurer



Regular meeting of the Planning Board of the Village of Dobbs Ferry held Thursday, August 3, 1989. Those present: Chairman Plotkin, Messrs. Cryan and Hunter, Mrs. Lucey, Village Administrator Slavin, Village Attorney Plunkett, Mayor Marra, Trustee Lester, Building Inspector Dunn and Deputy Clerk Graham.

Minutes of the July 6, 1989 meeting were approved as written.

Chairman Plotkin reviewed the agenda for this evenings meeting and the Round Table minutes of July 31, 1989, a copy of which shall be appended to the minutes of this meeting.

- 1) P. Hempleman - public hearing for preliminary subdivision on North Mountain Drive.
- 2) Salerno/Cristello - revised road specifications for Florence Avenue.
- 3) R. Salerno - discussion of revised plans on Livingston Ridge.
- 4) Springhurst Park - continuation of discussion for additional units.
- 5) Dr. Sivaprakaspillai - proposed subdivision on Fairlawn Avenue, presubmission conference.
- 6) Slope Ordinance - referral from Board of Trustees.
- 7) Referral from Board of Trustees on parking requirements in business district.

The first item on the agenda was a public hearing on a subdivision application filed by P. Hempleman for a lot subdivision of his property on North Mountain Drive.

Deputy Clerk Graham advised the Board that the notice of public hearing has been properly advertised.

Mrs. Elizabeth Enochs, attorney for the applicant, presented the application before the Board.

Chairman Plotkin, noting receipt of a letter from the Westchester County Department of Health concerning the size of the sanitary sewer line intended for use, advised that the Board will defer action on the application pending resolution of the matter.

Mrs. Enochs advised that, in the meantime, her client will have a drainage study prepared and submitted to the Village for review.

The public hearing was adjourned to the September 7th meeting.

The next item on the agenda was a request by Richard Salerno for a revision of the road specifications for the extension of Florence Avenue, which had been originally set by the Planning Board on April 7, 1988.

The next item on the agenda was a pre-submission conference with Dr. Sivaprahaspillai, contract vendee, for a proposed resubdivision of a portion of the St. Christopher School property located in the Fairmead section.

Dr. Sivaprakaspillai submitted two preliminary schemes, prepared by Gabriel Senor, P.C. One plan providing for development of 7 previously subdivided lots and the other reflecting a 17 lot subdivision which requires a realignment of existing lots and roadways.

Several residents of the neighborhood spoke in opposition to additional construction in the Fairmead area citing existing drainage problems and alluded a buffer zone requirement for the St. Christopher property.

Chairman Plotkin advised Dr. Sivaprakaspillai that preliminary subdivision plans should include proposed sanitary sewer extension, proposed storm water drainage system, water, street lighting and street and curb improvements.

The next item on the agenda was a referral from the Board of Trustees regarding proposed amendments to the Zoning and Land Use Code.

The Board discussed the proposed "steep slope" ordinance presently under consideration by the Board of Trustees.

Chairman Plotkin, noting the preponderance of applications recently considered by the Planning Board for subdivision, resubdivision or road improvement specifications for properties that were previously considered undevelopable due to steep terrain and inaccessibility, supported the proposed steep slope ordinance citing the need to consider environmental concerns such as erosion control, soil stability and disturbance of existing drainage systems when considering applications.

Motion was made by Chairman Plotkin, seconded by Mr. Hunter, to recommend the Board of Trustees adopt the "steep slope" regulations by amending Chapter 300, §300.2 and §300.35 in accordance with findings of fact to be appended to the minutes of this meeting.

Motion carried, all voting "aye".

The Board discussed the proposed amendment to the parking regulations in the Business (B) District which will require one (1) off street parking space for each 250 square feet of rentable office space rather than the current 500 square feet.

Motion was made by Chairman Plotkin, seconded by Mrs. Lucey, to recommend the Board of Trustees adopt the proposed amendment to the parking regulations in the Business Zone, Chapter 300, §300.52.

Motion carried, all voting "aye".

Meeting Adjourned.



Regular Meeting of the Board of Trustees of the Village of Dobbs Ferry held on Tuesday evening, August 15, 1989, at the American Legion building. Present: Mayor Donald Marra presiding, Trustees Thomas Cullen, Virginia Giordano, Marge Kelly, Charles Lester, Roy Levin and Brian Monahan as well as Village Attorney Plunkett, Village Administrator Slavin and Village Clerk Carey.

The meeting was opened with the Pledge of Allegiance and a prayer by Trustee Lester.

Mayor Marra noted that the first public hearing scheduled for this evening will be to consider an amendment to the Village Code, Chapter 300, Section 300-35 and Section 300-2.

The Clerk advised that the Notice of Public Hearing was advertised and posted in accordance with law.

Motion was made by Trustee Cullen, seconded by Trustee Monahan, to open the public hearing on the proposed law. Motion carried, all voting "aye".

Village Attorney Plunkett reported that the proposed law was drafted to protect environmentally sensitive land in Dobbs Ferry and a Full Environmental Assessment Form has been prepared and is before the Board of Trustees which has determined itself to be the lead agency in this proposal.

Mayor Marra reported that the Planning Board at their August 3, 1989 meeting unanimously recommended adoption of the following proposed local law:

Section 300-35.D To protect environmentally sensitive lands, preserve the Village's natural resources and promote the orderly development of land, development on a lot(s) with excessively steep slope areas, shall be controlled by deducting the following from the gross lot area of such lot(s) to determine the net lot area:

- (1) Fifty percent (50%) of the area of steep slopes greater than twenty-five percent (25%).
- (2) Twenty-five percent (25%) of the area of steep slopes greater than fifteen percent (15%) but not greater than twenty-five percent (25%).
- (3) On lots which have received subdivision approval prior to the effective date of this Amendment the Building Inspector will make the determination of net lot area upon Building permit application. On lots which have not received subdivision approval prior to the effective date of this Amendment the Planning Board shall make the determination of net lot area when considering said subdivision application.

#### Section 300-2 - Lot Definition

C. Gross Lot Area - The total square footage of a lot prior to any reductions pursuant to this Chapter.

D. Net Lot Area - The square footage of a lot after reductions pursuant to this chapter which square footage must be equal to or greater than the minimum proscribed in this chapter for a particular district.

Mr. Edward Plotkin, chairman of the Planning Board, presented a display showing the method used to determine slope percentages. He gave examples of percentage grades for several property locations throughout the Village.

Mr. Pat Stenschneider, Mr. John Webster, Mr. William O'Connor, residents of Dobbs Ferry, and Mrs. Elizabeth Enochs expressed their concerns regarding the effect this law would have on existing homes and previously approved subdivisions and opposed its adoption.

Ms. Keenholtz of 9 Atilda Avenue urged the Board to to adopt the proposed Steep Slope Ordinance and presented letters from Mr. & Mrs. Peter Halpin, 31 Atilda Avenue; Bill and Carolyn Barbieri, 5 Atilda Avenue and Steven and Karen Snow, 13 Atilda Avenue supporting the Planning Board's recommendation to adopt the proposed ordinance. Ms. Voulgaris of 15 Oak Street and Mr. Marks of 28 Walnut Street were present and expressed their support of the proposed ordinance.

Motion was made by Trustee Giordano, seconded by Trustee Lester, to adjourn the public hearing on the proposed local law to the September 5, 1989 meeting. Motion carried, all voting "aye".

Regular Meeting of the Board of Trustees of the Village of Dobbs Ferry held on Tuesday evening, September 5, 1989, at the American Legion building. Present: Mayor Donald Marra presiding, Trustees Thomas Cullen, Virginia Giordano, Marge Kelly, Charles Lester, Roy Levin and Brian Monahan as well as Village Attorney Plunkett, Village Administrator Slavin and Village Clerk Carey.

The meeting was opened with the Pledge of Allegiance and a prayer by Trustee Levin.

Mayor Marra stated that the first item on the agenda is the continuation of a public hearing from the August 15, 1989 meeting for a proposed Steep Slope Local Law noting that the following documents commenting on the proposed law have been received since that date:

Conservation Advisory Commission Minutes of August 21, 1989

Letter from Westchester County Planning Board Commissioner Eschweiler dated August 21, 1989.

Letter from Village Attorney Kevin Plunkett dated August 31, 1989.

Mayor Marra read the comments made by the members of the CAC and also from Commissioner Eschweiler. He read Village Attorney Plunkett's recommendation to add the following amendment to the proposed law which would apply to owners of existing buildings who would like to add an addition to their home.

Section 300-35.0 (4). On lots which have an existing structure, this Local Law will not be applicable to any single addition to said structure which addition involves an increase in lot coverage which is less than 30% of the lot coverage of the existing structure. This exception will not apply to any and all subsequent additions to said structure.

Motion was made by Trustee Cullen, seconded by Trustee Lester, to reopen the public hearing on a proposed local law amending the Village Code, Chapter 300, Section 300-35 & Section 300-2. Motion carried, all voting "aye".

Mrs. Elizabeth Enochs, attorney with an office in Dobbs Ferry, Mr. Jerry Rattner, 21 Chestnut Ridgeway and Mr. Pat Steinschneider, 329 Broadway expressed their concerns about the proposed law.

Mrs. Charlene Paden, 64 Chestnut Ridgeway, Mrs. Pam Prescott, 69 Estherwood Avenue, Ms. Elizabeth Martin and Mr. Steve Tilly, Ogden Park and Mr. Chang, 61 Colonial Avenue expressed their support of the proposed law.

Following a discussion, the Board agreed that the addition of Section 300-35.D (4) be added to the proposed law. Mayor Marra recommended the public hearing be adjourned to the September 19, 1989 Village Board meeting and the amended proposed law be sent to the Planning Board for review at their meeting on September 7th and requesting members of the Conservation Advisory Commission attend that meeting for their input. The Mayor further requested the Planning Board to come back with their decision before the next Village Board meeting.

Motion was made by Trustee Monahan, seconded by Trustee Levin, to adjourn the public hearing on the proposed local law to the September 19, 1989 meeting. Motion carried, all voting "aye".

Mayor Marra advised that the public hearing scheduled for this evening was called to consider adoption of a local law to amend the Village Code, Chapter 64, Nominating Committee, §64-2. (Membership).

Motion was made by Trustee Cullen, seconded by Trustee Lester, to open the public hearing on the proposed local law. Motion carried, all voting "aye".

The Clerk advised that the Notice of Public Hearing was advertised and posted in accordance with law.

Mayor Marra reviewed the intent of increasing the membership of the Nominating Committee to include representation by two persons from each election district.

Motion was made by Trustee Lester, seconded by Trustee Kelly, to close the public hearing on the proposed law. Motion carried, all voting "aye".



## EXTRACT OF MINUTES

Regular meeting of the Planning Board of the Village of Dobbs Ferry, held on Thursday evening, September 7, 1989. Those present: Chairman Plotkin, Messrs. Cryan, Hunter and Klein, Mrs. Lucey, Mayor Marra, Village Attorney Plunkett, Village Administrator Slavin, Trustee Lester, Building Inspector Dunn and Deputy Clerk Graham.

\* \* \* \* \*

The Board discussed the proposed Steep Slope Ordinance currently being considered for adoption by the Board of Trustees including a modification of the original wording which was added by the Board of Trustees at their meeting of September 5, 1989. The modification provides relief for lots with existing structure by allowing an addition of up to 30% on a one time basis without applicability of the Steep Slope Ordinance.

Motion was made by Chairman Plotkin, seconded by Mr. Cryan, to concur with the Board of Trustees recommendation to hold harmless, in part, lots with existing structures and to reaffirm the August 3, 1989 Planning Board recommendation for adoption of the proposed Steep Slope Ordinance as modified, based upon the following Findings of Fact:

1. To minimize run off and soil erosion which is caused by inappropriate development of steep-slope land area.
2. To protect the Village from intensive development of steep slopes of lands which may cause subsequent expenditure for Public Works which in turn affects the economic well-being of the Village and its residents.
3. To protect our residents from property damage and personal injury due to run off and erosion and landslides attributed to nearby development on steeply sloping lands.
4. To relate the intensity of development to the steepness of the terrain in order to minimize grading, the removal of vegetation, run-off and erosion and to help ensure the utilization of land in accordance with its natural capabilities to support development.
5. To restrict sedimentation and the alteration of natural drainage patterns which may aggravate flooding both in the immediate area and in downstream areas.

In addition the Planning Board having reviewed the long form Environmental Assessment Form and based upon the above Findings of Fact submits a recommendation for a Negative Declaration under SEQR to the Board of Trustees, as Lead Agency.

Motion carried, all voting "aye".

Regular meeting of the Planning Board of the Village of Dobbs Ferry held Thursday evening, September 7, 1989. Those present: Chairman Plotkin, Messrs. Cryan, Hunter and Klein, Mrs. Lucey, Mayor Marra, Village Attorney Plunkett, Village Administrator Slavin, Trustee Lester, Building Inspector Dunn and Deputy Clerk Graham.

Minutes of the August 3, 1989 accepted as written.

Chairman Plotkin reviewed the agenda for the evening.

- 1) C. Sekear - discussion on proposed parking layout for 63 Livingston Avenue.
- 2) Hempleman - request for subdivision on North Mountain Drive.
- 3) Dr. Siva - discussion on proposed grading and improvement plan subdivision lots 1-17, Constance and Fairlawn Avenue.
- 4) Nan Dale - discussion on proposed plans for building renovations at Children's Village.
- 5) Carl Iannace - discussion on additional units at Springhurst Park.
- 6) Salvatore DeNardo - road specifications for Ogden Place West.
- 7) Steep Slope Ordinance

Chairman Plotkin advised the Board that he had just received a letter at 7:40 p.m. from Mr. Iannace stating that he could not attend tonight's meeting. Mr. Iannace requested that he be put on the agenda for October.

A request was made by Mr. & Mrs. Adler of North Mountain Drive for a 60 day extension on their approved subdivision of June 1, 1989, as he could not obtain the Board of Health approval.

Chairman Plotkin called for a motion.

Mr. Hunter made a motion, seconded by Mrs. Lucey to grant a 60 day extension on the approved Adler subdivision, to expire October 30, 1989.

Motion carried, all voting "aye".

The first item on the agenda was for Dr. Christina Sekear. Mr. Lawrence Ecker, attorney, and Mr. Levy, architect, presented the application.

The Board was presented with four (4) options on the proposed parking layout.

Chairman Plotkin questioned the applicants as to which option they preferred.

Mr. Levy stated that they preferred option #1, however they would comply with the Board as to what they felt would be appropriate.

After some discussion, the Board agreed that the front of option #1 and the rear of option #4 would be most suitable.

Chairman Plotkin requested the Clerk to call for a public hearing for the October meeting, and requested the applicant submit revised plans including topography, elevations, a full survey and drainage.



The next item on the agenda was for a subdivision for Mr. & Mrs. Hempleman on North Mountain Drive.

Elizabeth Enochs, attorney, represented the applicant.

Mrs. Enochs informed the Board that the requests made at the last Round Table meeting have been completed.

Mrs. Enochs requested approval on this proposed subdivision due to the fact that the 60 days was almost up. However, Mrs. Enochs was informed by Mrs. Slavin that the Village Engineer has not submitted his findings at this time.

Mrs. Slavin suggested that the Board grant approval contingent upon the Village Engineer's approval.

After some discussion, a motion was called for.

Mr. Hunter made a motion, seconded by Mr. Cryan to close the public hearing.

Motion carried, all voting "aye".

Motion was made by Mr. Hunter, seconded by Mrs. Lucey to approve the preliminary subdivision, revised 8/13/89 and received in the Clerk's office 8/23/89, subject to the drainage study being revised by the Village Engineer and approval from the Board of Health.

Chairman Plotkin, Mrs. Lucey, Messrs. Cryan and Hunter, voting "aye".

Mr. Klein, voting "nay".

Motion carried.

The Clerk was directed to call for public hearing for final approval for October.

The next item on the agenda was a discussion on proposed grading for Dr. Siva.

Dr. Siva and Mr. Senor, architect, presented the application.

Dr. Siva explained to the Board the nature of his proposal and was informed by Chairman Plotkin that the Board will be enacting the Steep Slope Ordinance and he should be aware of this when presenting his plans.

The Board recommended that this application should go before the Round Table before the next Planning Board meeting.

Dr. Lurio spoke in opposition to Dr. Siva's proposals.

The next item on the agenda was for building renovations at Children's Village.

Ms. Dale informed the Board that Phase 1 has been completed and that they are now requesting a change of one building from school to residence.

After a brief discussion, the matter was turned over to the Building Department.

Chairman Plotkin called for a motion.

Motion made by Mr. Hunter, seconded by Mrs. Lucey to recommend that the Board of Trustees waive site plan review and refer it to the Building Inspector, in as much as the Planning Board believed the original site will not be changed.

Motion carried, all voting "aye".

The next item on the agenda was for road specifications for Ogden Place West.

Mr. DeNardo and Mr. Paul Petretti, surveyor, represented the application.

Mr. Petretti presented the Board with a letter sent to all adjoining property owners stating Mr. DeNardo's intentions.

As of this date, no one has responded to the letter.

Mr. Petretti asked if should proceed with this application. The consenses of the Board was that he should.

Mr. Klein stated that he felt a cul-de-sac should be installed and recommended that Mr. Petretti submit a revised plan, which will be referred to the Round Table for discussion.

Chairman Plotkin stated that the Planning Board will also need the input from the Fire Department concerning emergency vehicles.

The last item on the agenda was the Steep Slope Ordinance.

After some discussion, Mr. Hunter read the minutes from the Conservation Advisory Committee meeting of August 21, 1989 in regard to the Ordinance and explained their position, recommending the protection of the environment as part of the motion.

The Board discussed the proposed Steep Slope Ordinance currently being considered for adoption by the Board of Trustees including a modification of the original wording which was added by the Board of Trustees at their meeting of September 5, 1989. The modification provides relief for lots with existing structure by allowing an addition of up to 30% on a one time basis without applicability of the Steep Slope Ordinance.

Motion was made by Chairman Plotkin, seconded by Mr. Cryan, to concur with the Board of Trustees recommendation to hold harmless, in part, lots with existing structures and to reaffirm the August 3, 1989 Planning Board recommendation for adoption of the proposed Steep Slope Ordinance as modified, based upon the following findings of Fact:

- 1) To minimize run off and soil erosion which is caused by inappropriate development of steep-slope land area.
- 2) To protect the Village from intensive development of steep slopes of lands which may cause subsequent expenditure for Public Works which in turn affects the economic well-being of the Village and its residents.
- 3) To protect our residents from property damage and personal injury due to run off and erosion and landslides attributed to nearby development on steeply sloping lands.



- 4) To relate the intensity of development to the steepness of the terrain in order to minimize grading, the removal of vegetation, run-off and erosion and to help ensure the utilization of land in accordance with its natural capabilities to support development.
- 5) To restrict sedimentation and the alteration of natural drainage patterns which may aggravate flooding both in the immediate area and in downstream areas.

In addition, the Planning Board having reviewed the long form Environmental Assessment Form and based upon the above Findings of Fact submits a recommendation for a Negative Declaration under SEQR to the Board of Trustees, as Lead Agency.

Motion carried, all voting, all voting "aye".

Meeting adjourned.

Regular Meeting of the Board of Trustees of the Village of Dobbs Ferry held on Tuesday evening, September 19, 1989, at the American Legion building. Present: Mayor Donald Marra presiding, Trustees Thomas Cullen, Virginia Giordano, Marge Kelly, Charles Lester, Roy Levin and Brian Monahan as well as Village Attorney Plunkett, Village Administrator Slavin and Village Clerk Carey.

The meeting was opened with the Pledge of Allegiance and a prayer by Trustee Monahan.

Motion was made by Trustee Monahan, seconded by Trustee Kelly, to authorize the Village Treasurer to transfer \$11,050.00 from General Fund Account #A-9962.0 to Library Fund Account to fund salary and benefits for full time Library Clerk authorized at the September 5, 1989 meeting. Motion carried, all voting "aye".

Motion was made by Trustee Lester, seconded by Trustee Cullen, to reopen the public hearing on a proposed local law amending the Village Code, Chapter 300, Section 300-35 & Section 300-2. Motion carried, all voting "aye".

Mayor Marra stated that at the September 5, 1989 Board of Trustees meeting Section 300-35.D (4) was added to the proposed local law providing relief for lots with existing structures by allowing an addition of up to 30% on a one time basis and the amended proposed law was sent to the Planning Board for their review and recommendation. At the Planning Board meeting held on September 7, 1989 the following motion was adopted:

Motion was made by Chairman Plotkin, seconded by Mr. Cryan, to concur with the Board of Trustees recommendation to hold harmless, in part, lots with existing structures and to reaffirm the August 3, 1989 Planning Board recommendation for adoption of the proposed Steep Slope Ordinance as modified, based upon the following Findings of Fact:

1. To minimize run off and soil erosion which is caused by inappropriate development of steep-slope land area.
2. To protect the Village from intensive development of steep slopes of lands which may cause subsequent expenditure for Public Works which in turn affects the economic well-being of the Village and its residents.
3. To protect our residents from property damage and personal injury due to run off and erosion and landslides attributed to nearby development on steeply sloping lands.
4. To relate the intensity of development to the steepness of the terrain in order to minimize grading, the removal of vegetation, run-off and erosion and to help ensure the utilization of land in accordance with its natural capabilities to support development.
5. To restrict sedimentation and the alteration of natural drainage patterns which may aggravate flooding both in the immediate area and in downstream areas.

In addition the Planning Board reviewed the long Environmental Assessment Form and based upon the above Findings of Fact submits a recommendation for a Negative Declaration under SEQRA to the Board of Trustees as Lead Agency.

Motion carried, all voting "aye".

Mayor Marra read the following paragraph he proposes be added to Section 300-35.D, (4): "The Building Inspector is hereby empowered to take reasonable steps to preserve and protect steep slopes as defined in this law to accomplish the purpose of this law."

Mayor Marra reported that the following letters were received regarding the proposed law:

- 1) Letter from Pat Steinschneider, Gotham Design Ltd., dated September 14, 1989.
- 2) Letter from Ella Scheinwald of Briary Park Company and Robert J. Anello, Briar-Knoll Building Company dated September 17, 1989.



Mrs. Elizabeth Enochs, attorney with an office in Dobbs Ferry, Mary Ciabattari, property owner in Dobbs Ferry, Mrs. Virginia Moore of Cricket Lane, expressed their concerns about the proposed law.

Mayor Marra reported that the first public hearing was held on the adoption of a Steep Slope law to be added to the Village Code at the August 15 Board of Trustees meeting and adjourned to the September 5th as well as this evening's meeting. The Mayor noted that in accordance with Part 617 of the Implementing Regulations of the New York State Environmental Quality Review Act, (SEQRA), a long Environmental Assessment Form was completed and the Board of Trustees, as Lead Agency, forwarded the draft of Local Law and the EAF to the Planning Board and the Conservation Advisory Commission for a recommendation. Both the Planning Board and the CAC have endorsed a Steep Slope Ordinance and find no significant impact on the environment.

Motion was made by Trustee Monahan, seconded by Trustee Lester, that the Board of Trustees, as lead agency, finds that the proposed law regulating Steep Slopes will not have a significant impact on the environment and authorize the Village Administrator to notify the appropriate agencies. Motion carried, all voting "aye".

Motion was made by Trustee Lester, seconded by Trustee Monahan, to close the public hearing. Motion carried, all voting "aye".

Motion was made by Trustee Lester, seconded by Trustee Cullen, to adopt the proposed local law as amended:

Trustee Monahan referred to Mr. Pat Steinschneider's 6 page letter and suggested the motion be tabled until all the members have had a chance to read it. The Board members acknowledged that they had received and read Mr. Steinschneider's letter.

Trustee Lester defined the word SLOPE - "The Inclination of the Ground from the Horizontal" taken from the Encyclopedia of Community Planning and Environmental Management and explained in detail environmental site analysis concerns associated with land development. He stated that through controlled development the Slope Ordinance would promote and protect open space, thereby ensuring the environmental integrity of our village's natural resources.

Trustee Levin informed the Board that a member of his family is employed in an administrative capacity with a local architectural firm on a part-time basis whose clients might be affected by this proposed law and was advised by counsel that his vote or opinion on this law would not be a conflict of interest. He stated that he will abstain when the roll is taken on the motion to adopt the local law. Trustee Levin reviewed the proposed law.

Roll call was taken on the motion to adopt the following local law: Mayor Marra, Trustees Cullen, Giordano, Kelly, Lester and Monahan voting "aye", Trustee Levin abstaining. Motion carried.

Local Law No. 10-89

BE IT ENACTED that the Dobbs Ferry Village Code be amended by adding Local Law No.10-89 amending the Dobbs Ferry Village Code, Chapter 300, Section 300-35 and Section 300-2 by adding thereto the following new subsection:

**Section 300-35.D** To protect environmentally sensitive lands, preserve the Village's natural resources and promote the orderly development of land, development on a lot(s) with excessively steep slope areas, shall be controlled by deducting the following from the gross lot area of such lot(s) to determine the net lot area:

- (1) Fifty percent (50%) of the area of steep slopes greater than twenty-five percent (25%).
- (2) Twenty-five percent (25%) of the area of steep slopes greater than fifteen percent (15%) but not greater than twenty-five percent (25%).
- (3) On lots which have received subdivision approval prior to the effective date of this Amendment the Building Inspector will make the determination

of net lot area upon Building permit application. On lots which have not received subdivision approval prior to the effective date of this Amendment the Planning Board shall make the determination of net lot area when considering said subdivision application. The Building Inspector is hereby empowered to take reasonable steps to preserve and protect steep slopes as defined in this law to accomplish the purpose of this law.

(4) On lots which have an existing structure, this Local Law will not be applicable to any single addition to said structure which addition involves an increase in lot coverage which is less than 30% of the lot coverage of the existing structure. This exception will not apply to any and all subsequent additions to said structure.

#### Section 300-2 - Lot Definition

C. Gross Lot Area - The total square footage of a lot prior to any reductions pursuant to this Chapter.

D. Net Lot Area - The square footage of a lot after reductions pursuant to this chapter which square footage must be equal to or greater than the minimum proscribed in this chapter for a particular district.

BE IT FURTHER ENACTED that this local law be entered at length in the minutes of this meeting, that it be published in the Enterprise and that the amendment take effect immediately.

Motion was made by Trustee Giordano, seconded by Trustee Lester, to authorize the Village Administrator to apply for 1989 Youth Services and Recreation Aid funds. Motion carried, all voting "aye".

Mayor Marra read a memo from Village Administrator Slavin regarding sealed proposals received on August 14, 1989 for unit prices for construction of sidewalks and curbs for the period September 1, 1989 through May 31, 1990 recommending action be deferred on awarding the bid since one of the contractors misinterpreted the specification on replacement of driveways. Mayor Marra deferred action until this matter is resolved.

Mayor Marra reported that the following bids were received for Detention Equipment and Related Work:

List Base Bid and Items	Van Noorden	Kenco Wire	Domenick Iron	Geo. A. Kaene		
Base Bid	\$27,000.	\$22,667.	\$49,900.	\$35,285.		
(3) Three Cells	Incl.	Incl.	Incl.	Incl.		
Hardware/Locks	Incl.	Incl.	Incl.	Incl.		
Plate Walls	Incl.	Incl.	Incl.	Incl.		
Plate Ceiling	Incl.	Incl.	Incl.	Incl.		
Gates	Incl.	Incl.	Incl.	Incl.		
Bunks (Angles Only)	Incl.	Incl.	Incl.	Incl.		
Alt. No. 1 Delete Grillework @ Women's Cell	(300)	(-0-)	(200)	(285)		
Total	\$26,700.	\$22,667.	\$49,700	\$35,000		



Regular meeting of the Planning Board of the Village of Dobbs Ferry held on Thursday, October 5, 1989. Present: Chairman Plotkin, Messrs: Klein, Cryan and Hunter as well as Trustee Lester, Village Administrator Slavin, Building Inspector Dunn, Village Attorney Plunkett and Deputy Clerk Graham.

Minutes of the September 7, 1989 meeting approved as written.

Chairman Plotkin reviewed the agenda for this evening.

1. Philip & Colleen Hempleman - final subdivision approval on North Mountain Drive.
2. Dr. C. Sakear -Public hearing for site plan review for proposed parking layout for 63 Livingston Avenue.
3. Mr. Carl Iannace - Discussion for additional units at Springhurst Park development.
4. Mr. Richard Salerno - Discussion on Livingston Ridge development.
5. Dr. Siva - Discussion on proposed development of Fairlawn and Constance Avenues.
6. Building Inspector, Dunn - Request for a review of status of Tiernans Lane.

The first item on the agenda was for final subdivision approval on an application filed by Philip & Colleen Hempleman for their property on North Mountain Drive. Present representing the applicant was Mrs. Enochs, Attorney. Mrs. Enochs submitted a revised plan which in her opinion meets all the requirements of the newly enacted Steep Slope Ordinance. also submitted was a sheet showing calculations for the slope ordinance. Mr. Dunn noted that this document should also be signed and sealed by Charles Riley, Land Surveyor.

After a brief discussion on the street and the general health, safety and welfare of the neighborhood. Motion made by Mr. Hunter seconded by Mr. Cryan to close this hearing. Motion carried, all voting "aye".

Motion made by Mr. Hunter seconded by Mr. Cryan, to approve the subdivision of Mr. & Mrs. Hempleman dated July 21, 1989 and revised to October 5, 1989, drawn by Charles Riley, licensed land surveyor. subject to the appended sheet being signed and sealed by a licensed land surveyor. Motion carried, Mr. Hunter, Mr. Cryan and Chairman Plotkin voting "aye", Mr. Klein, abstaining.

The next item on the agenda was public hearing for Dr. C. Sakear for a new parking lot at 63 Livingston Avenue. The Clerk noted that the notice of public hearing had been published and posted.

Present representing the applicant were Mr. Loehr, attorney and Mr. Levy of Hastings Design Group, Architects & Planners. The Board reviewed minutes of a round table meeting held on October 3, 1989. Motion made by Mr. Hunter seconded by Chairman Plotkin, to close this hearing, motion carried, all voting "aye".

Motion made by Mr. Hunter seconded by Mr. Cryan to recommend to the Board of Trustees approval of the parking lot layout of Dr. Sakear for 63 Livingston Avenue, as shown on plans drawn by The Hastings Design Group, dated September 28, 1989, with the following conditions:

1. Plans be signed by a licensed professional.
2. Paving type to be indicated.
3. Fire Lane to be shown on plan on the south side of the property.

Motion carried, all voting "aye".

The next item on the agenda was Mr. Iannace, Springhurst Park, no one was present on this matter.

The next item on the agenda was Livingston Ridge. Present was Mr. Richard Salerno, Principal and Mr. Steinschneider of Gotham Design. Mr. Salerno read an excerpt from a letter which he received from Mr. Plunkett dated September 27, 1989. stating that the Steep Slope Ordinance recently enacted would be applicable to this project. Mr. Salerno stated that he was under the impression that the Planning Board desired this concept over the subdivision and that the Slope Ordinance would not be applied to this project. Mr. Plunkett noted that Mr. Salerno did not proceed with the approved project for over a year and he restated the position that the Slope Ordinance does in fact apply to this project.

Chairman Plotkin noted receipt of a letter from Mr. Blancato, attorney for Mr. Salerno dated October 4, 1989, outlining the position of his client. Mr. Salerno restated his position that if the slope ordinance does in fact apply to this project he would be forced to file a subdivision plan for this site. as it would be economical impractical to do under the cluster concept..

Mr. Salerno asked how a steep slope is determined? Chairman Plotkin stated that as in the previous case, Hempleman, the surveyor took the individual contours, difference in elevation between the contours, distance between the two contours give horizontal distance and he worked out the percentage. Another way to interpret the ordinance would be a reasonable engineering determination of the slopes on the property.