

February 17, 2016

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the John Paul Rodrigues, Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 17th day of February 2016. There were present the following members of the Planning Board:

Ingrid Richards, Chair
Greg McWilliams, Vice Chair
Gareth Hougham, Member
Jim Bossinas, Member
Marc Hoeflich, Member

Also Present:

Katherine Zalantis, Attorney, Silverberg, Zalantis LLP
David Stolman, AICP, PP, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

DiPiano Subdivision, 60 Croton Dam Road, 2 Lot Subdivision – PUBLIC HEARING CONTINUED

The property is located 60 Croton Dam Road in the R-7.5 One Family Residence District. There is an existing home on the property which will remain. A 2 ½ story dwelling and associated site improvements are proposed for the newly created lot. No changes are proposed to the existing dwelling.

Mrs. Richards announced the continuation of Public Hearing to the Audience and the Board. Mr. Daniel Collins of Hudson Engineering & Consulting, PC presented the plan to the Public and the Board. He noted that they updated the plans per Engineering Comments and their Storm Water Prevention Plan has been submitted as well. Mr. Collins mentioned that they provided a screening/planting plan along the property line with deer resistant type plantings.

Mr. Stolman submitted and reviewed a memo, dated February 17, 2016 titled DiPiano Minor Subdivision. It is recommended that the applicant provide a full landscaping schedule and review the Stopping Sight Distance (SSD) layout as provided by F.P. Clark. As a separate item, the Town should consider reviewing the current traffic control and pavement markings at the intersection of Croton Dam Road and Narragansett Avenue for the purpose of improving the operation of this intersection.

Mr. Ciarcia asked the applicant to show water and sewer connections on both lots; the existing home as well as the proposed new lot. Mr. Hoeflich commented that he would like to see the proposed house to be slightly smaller and moved just a little because the house on the right is very close. Mr. McWilliams recommended all easements be put on the plat. With regard to their planting schedule, Dr. Hougham recommended they provide a mixture of different trees, conifers and deciduous trees or a mixture of evergreens from an esthetic point of view. Mr. Collins asked if these types of comments can be added to their resolution items. Mrs. Richards urged that the property could have been staked out a little better and the trees should definitely be higher. Mr. Collins noted that they are going to raise grade so it won't be so drastic. Mrs. Richards also expressed concern with the line of site. She recommended that the Board take a second look at the property. Mrs. Richards asked if anyone else in the audience had comments or concerns. The public hearing will remain open until the next meeting of the Planning Board.

Parth Knolls, LLC, Residential Project, 87 Hawkes Avenue – Site Plan

Mr. David Venditti of Gaines, Novick, Ponzini, Cossu & Venditti LLP addressed the Board. He said they are responding to earlier memo items and comments from the last meeting of the Planning Board. Mr. Venditti introduced Mr. James Garofalo, AICP CTP, Director, Transportation Division, Tim Miller Associates, Inc. Mr. Garofalo presented their Traffic Capacity Study to the Board, dated January 22, 2016 with supplement dated February 2, 2016.

Mr. Steve Marino, Senior Wetlands Scientist, Tim Miller Associates, discussed Mr. Steve Coleman's memo regarding potential alternatives. In response to that, their revised plan provides details as discussed in the memo. In the landscape plan provided there is a revised list of specific trees and plants, wetland and buffers and notes regarding planting, plant lists, soils, sediment and location of mitigation activities etc.

Mr. Tom Kerrigan, Site Design Consultants gave an overview of the buildings and slight changes to the site plan and parking. The land banked parking spaces have now become permanent parking spaces. Some spaces facing the building have been removed to avoid headlights shining into the first level units. Decks and porches for the units are shown. He further discussed the storm water pollution prevention plan. There are details regarding treatment practices for the site.

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Parth Knolls LLC, Residential Project, 87 Hawkes Avenue Site Plan - continued

In the front of the buildings there are a series of infiltration systems that will infiltrate water into the soil and capture water from the parking lots in front and part of the buildings. In the area between the two buildings, there's an underground system which will trap storm water which can be reused for irrigation throughout the site for watering the lawn and other landscaped areas.

Mr. Marino noted that the areas of porous pavement are going to be located in wetland buffer. They are maintained as lawn today, but the new spaces created in the buffer will all be porous pavement spaces. In addition to this, there is a rain garden near the pool area and sidewalks in that area which will capture overflow. Mr. Joseph Riina, Site Design Consultants spoke about their analysis of the sewer pumping station. The pumps currently in the pumping station can handle the additional flow. Mr. Jorge. Hernandez of ARQ.HT LLC gave an overview of the revised architectural plans and layout.

Mr. Stolman submitted and reviewed with the Board two memos dated February 17, 2016 titled Parth Knolls, LLC Residential Project and Review of Traffic Impact Study Parth Knolls, LLC. Mr. Ciarcia submitted a memo dated February 17, 2016. He discussed the Storm Water Protection Plan which seems satisfactory at this time. Mr. Ciarcia also talked about the issue with adequacy of the water supply from the Village. The Village water filtration plant is approaching capacity and the Village has begun the process of upgrading the facility. It is estimated that the new facility will be on line in approximately seven years. In the interim, the Village is working on an inter-municipal agreement to purchase water from adjacent municipalities to augment the filtration plant flow. Approval of this project and future projects may be contingent on having an adequate water supply. The final plans should include a complete plan of the proposed water main extension. A profile of the line will also be required for Department of health review and approval.

Ms. Zalantis advised the Board that they need to clear as to their intention to be lead agency and that lead agency notice has to be circulated and the Board has to wait the 30-day period. At that point the Board can accept lead agency status. The Board agreed to be lead agency for this project.

Mr. Hoeflich submitted comments with regard to the architectural plans, handicap accessibility, water, reuse of rain water, schools and landscaping. Mr. Hoeflich urged that the drawings are not ADA compliant. He further expressed concerns with the overcrowding of Ossining Schools. In response to Mr. Hoeflich, Mr. Venditti said ADA compliance is a building department issue. This review occurs at the time of building permit issuance, not during planning board review. As far as funding for schools, what supports the schools are real estate taxes that the project generates.

Mrs. Richards asked for clarification on the walking path and recreation areas. Mr. Marino noted that the path is connected to the pool area. The recreation criteria has been met for the project size. Also, Mrs. Richards reminded the applicant of the water issue Mr. Ciarcia discussed earlier. Mr. Hoeflich asked if the applicant could provide a total percentage of water use. Mr. Ciarcia noted this is handled in their EAF.

Mrs. Richards opened the meeting to the audience. Ms. Lynn Farrell, 226 Horseshoe Circle, discussed the issue of traffic at Route 9A going south. Residents already wait three to four light cycles at this point to get on Route 9A. Mrs. Richards urged that this is a topic that is going to be studied further. Ms. Lillian Nahas, 52 Deerfield Lane, noted that the northern most entrance seems to have the worst line of site. She asked if they could use only the one entrance in the middle instead of two. Ms. Nahas said the project is too large and is not in keeping with the area. Ms. Helen Young, 72 Deerfield Lane, asked for clarification with regard to the traffic study data, where it talks about rentals not generating as many cars as condos. Mr. Marty Fisher, Fox Hill Condo, spoke about traffic as well. Mr. Stolman's memo offers a detailed traffic study of the area, thorough analysis and detailed methodology for the for the applicant to consider when updating their traffic study and plan information. The parking layout is appropriate for this site, four land-banked spaces are still recommended.

Mr. Venditti asked if the Board could move to Public Hearing at this time. Mr. Stolman noted that the Planning Board is going to prepare designation of lead agency notice and it is appropriate to schedule the public hearing at this time. Dr. Hougham made a motion, seconded by Mr. McWilliams, and unanimously passed to schedule Parth Knolls public hearing for March 16, 2016.

River Knoll, 40 Croton Dam Road (Stony Lodge Property) Re-zone & Site Plan Review

Mr. Glen Vetromile, Glenco Group LLC, and Mr. William Null, Cuddy & Feder LLP, were in attendance. Mr. Null said they submitted their application to the Town Board and the Town Board referred this to the Planning Board. The Planning Board is reviewing this so a determination of lead agency status can be made. They are asking the Town Board to adopt a new zoning district to redevelop the site.

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River Knoll, 40 Croton Dam Road (Stony Lodge Property) Re-zone & Site Plan Review - Continued

Mr. Vetromile spoke about his credentials as a developer and offered to set up meetings with neighbors and people in the audience to discuss the project further and listen to their concerns about the site. Mr. Vetromile provided a slide presentation of the plan. He showed an example of one of his luxury apartment buildings currently under construction in Tuckahoe, New York. Then he showed slides of 40 Croton Dam Road, existing conditions which was originally Stony Lodge, a psychiatric hospital. All of the existing buildings on site are in disrepair. His plan encourages preservation of green areas in and all around the site. The existing access point will remain. The entire project is clustered at the top of the site. The new concept offers new and improved areas of green space between some of the neighborhoods such as Pershing Avenue and Grandview Avenue. According to Mr. Vetromile, the new buildings won't exceed the height of buildings that are already there.

The main building will contain fitness center, yoga studio and recreation area and three additional buildings containing rental apartments. There are only one and two-bedroom units. Each building will have garage under and elevator access. Also, they will provide a shuttle to and from the Ossining train station among other amenities. A school study, environmental study, existing conditions plan, traffic study, storm water facilities and improvements were on file. Mr. Vetromile suggested that renters in this type of a community are generally empty-nesters. The total number of units including affordable units is 188.

Mr. Vetromile reviewed points of the Environmental Assessment Form and discussed their proposed storm water protection plan in some detail. Copies of this are on file. Mr. Stolman noted the Town Board decided that they would like to have the Planning Board act as lead agency for this project. The Planning Board can declare itself as lead agency at this time. One of the next steps would be to review and critically analyze the environmental assessment documents and determine whether other environmental analysis that should be done. Ms. Zalantis said at this point, the applicant has not filed actual site plan application and just submitted conceptual site plans so going forward in the environmental review would be generic at this time. Once the application is submitted, the Board can do supplemental review of SEQRA.

Mrs. Richards asked the Board for a motion to declare its intention to be lead agency for this project. A motion was made by Mr. Bossinas, seconded by Mr. McWilliams and unanimously agreed that the Planning Board declare its intention to be lead agency for the River Knoll project review.

Residents from the area expressed concern with increased traffic and number of units being proposed. Mr. Demidio, 3 Croton Dam Road said it seems if the property was subdivided using the current zoning (R-15 One-Family Residence District) the number of single-family homes would be significantly lower since a large part of the site is wetlands and steep slopes so that number would be further reduced. Mr. Trapasso, Ossining Resident, agreed and urged that the site should be designed in line with surrounding single-family neighborhoods. Mrs. Richards reminded the audience that public hearings will be scheduled for this type of input. There were no further questions or concerns.

Minutes

A motion was made by Dr. Hougham seconded by Mr. Hoeflich and unanimously passed to approve draft minutes of Planning Board meeting held January 20, 2016.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Mr. Hoeflich that the meeting be adjourned to March 16, 2016.

Time noted 9:50 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: March 16, 2016