

October 5, 2016

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Joseph G. Caputo, Ossining Community Center, 95 Broadway, Ossining, New York, on the 5th day of October 2016. There were present the following members of the Planning Board:

Ching Wah Chin, Acting Chair
Greg McWilliams, Vice Chair
Gareth Hougham, Member
Jim Bossinas, Member
Marc Hoeflich, Member

Absent: Daniel Ciarcia, PE, Consulting Town Engineer

Also Present: Katherine Zalantis, Attorney, Silverberg, Zalantis LLP
David Stolman, AICP, PP, Frederick P. Clark Associates, Inc.
Stephen Coleman, Environmental Consulting, LLC
Sandy Anelli, Secretary

Parth Knolls, LLC, Multi-Family Development, 87 Hawkes Avenue – Site Plan

Mr. Beldotti Senior & Junior were in attendance. Representatives of the project Mr. Tom Kerrigan & Mr. Joseph Riina of Site Design Consultants, Mr. Steve Marino & Mr. James Garofalo of Tim Miller Associates and Mr. Jorge B. Hernandez, ARQ.HT were also present.

Mr. Beldotti Sr. announced that they have received a letter from the Superintendent of Ossining Schools expressing agreement with their proposed mitigation measures. Copies of the letter were given to the Board. He said two Planning Board members visited the site on Saturday. At that visit there was a request for additional screening near the front corner. Mr. Beldotti agreed that additional screening as requested is doable. They have also prepared additional signage as requested at prior meetings, Mr. Marino passed out copies of examples of what the buffer and wetland area signage would look like. Mr. Beldotti handed out color renderings prepared by ARQ.HT labeled scenario #2 which is their preferred plan for architectural review purposes.

Mr. Stolman submitted and reviewed with the Board, a draft Negative Declaration document titled Parth Knolls residential project dated October 5, 2016. One of the items with regard to the agreement with the Ossining School District was discussed and should be amended to show that there is an agreement “in place” rather than “will be” in place whereby the applicant will make a monetary payment to the district. Mr. Beldotti presented a copy of the draft agreement document which he gave the Ms. Zalantis. Mr. Stolman noted that this item can be put into the requirements of the Resolution of Approval document. Mr. Stolman read the letter from the Ossining School District and the draft agreement between the Applicant and the Ossining Schools to the Board. Mr. Hoeflich thanked the applicant for working with the schools.

Mr. Stolman reviewed with the Board, traffic comments from an F.P. Clark memo dated September 21, 2016. Mr. Beldotti stated that their report shows their impact to the existing intersection is not substantial. He further noted that they are making substantial improvements to other areas such as the Deerfield sewerage pumping station and providing additional water systems and extending the water loop to a connection for the Woods Condominium as a backup supply. Mr. Garofalo, Traffic Engineer, gave a presentation and review of thier traffic study to the Board. After his report, he pointed out that the light at the intersection is New York State Department of Transportation, who has recently made slight improvements to the light and that area of movement.

Mr. Hoeflich mentioned that the road labeled 768 (Kitchawan Road) where the cars need to make a left, then a right on to Route 9A South, is the area where there is backup. Mr. Chin agreed this is the area where traffic becomes an issue. Mr. Hoeflich said you are usually at the mercy of someone being kind enough to let you in there. The Board discussed many different options but because these are state highways, including Kitchawan Road, Route 134 and Route 9A it presents a difficulty. Mr. Bossinas expressed concern with that same area more so than any other backup spot. It is the left turn crossing over the intersection to get to Route 9A south where you wait two light cycles or maybe three. The Board discussed different options and current functionality of this intersection which is already very poor.

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Mr. McWilliams asked if a stop sign placed back further on Croton Dam Road before approaching the Kitchawan intersection and re-striping of that area could be a possibility. This might provide efficiency and make the intersection operate more orderly because right now this intersection operates on courtesy of one driver letting in another driver from Kitchawan Road. Mr. McWilliams asked if in their traffic study they took into consideration that other properties like The Woods, taking a left to get to the Taconic up Hawkes and then to Allapartus Road. Mr. Garofalo said he did include those movements in their study.

Mr. Beldotti, in agreement with Mr. McWilliams said the project location does allow for the use of other routes, for example, when you need to get to the Taconic State Parkway you would stay on Hawkes Avenue to Spring Valley Road and across Allapartus Road which both have recently been improved and get there a lot quicker than going across Route 9A in this intersection. Mr. McWilliams also noted that some drivers may also go down Hawkes Avenue in the other direction towards Sassi Deli to the Pine Avenue and then use the Route 9A South ramp located at Ryder Road.

Mr. Bossinas said the Board understands that it is primarily the State Department of Transportation because both of these roads are State Roads but maybe the striping or additional study can be done of just the specific area of where Ossining drivers coming from Kitchawan on to 134 and turning left and what currently exists and is going to be there. Mr. Beldotti expressed that striping a box is doable and they are willing to do whatever they can within financial reason but there comes a point when the cost of mitigation makes the project no longer financially viable.

Mr. Stolman recommended additional analysis and a meeting with Traffic Consultants, Mr. Garofalo and Mr. Galante from F.P. Clark Associates. Mr. Beldotti pointed out that the intersection is used by other communities in all directions which is an issue that they feel they cannot mitigate. They believe their project does not have a substantial impact on the intersection. Mr. Chin said it is a question of whether there may be some solution to it that may be cost effective enough to make it not substantial. Dr. Hougham calculated rough numbers but suggested that the approximate value of mitigation could be in the neighborhood of \$60,000 to \$70,000. After some discussion, it was agreed to further study intersection and mitigation measures. Mr. Beldotti thanked the Board. There were no further comments.

Minutes

Minutes of the September 21, 2016 meeting of the Planning Board were held over.

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 October 19, 2016.

Time noted 9:50 p.m.

Respectfully submitted,

Sandra Anelli, Secretary
Town of Ossining Planning Board