

November 2, 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 2nd day of November 2016. There were present the following members of the Planning Board:

Ching Wah Chin, 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 and Mr. Jorge B. Hernandez, ARQ.HT were also present.

Mr. Venditti presented a letter from Parth Knolls, LLC, dated November 2, 2016. The letter submits comments and requests in response to draft resolution items. The issue of recreation fees was discussed. The applicant is asking for a reduction of their recreation fees based on the recreation facilities they are providing onsite.

The Board moved to executive session at 7:50 p.m. and reopened the meeting at approximately 8:15 p.m.

Mr. Chin said given the timeframe the Board was presented with these suggested revisions by the applicant, the Board will require more time and information to review. Mr. Chin requested that the applicant provide a detailed breakdown to verify the costs of the items as listed in the letter as recreational facilities and a detailed percentage breakdown for each one of those items in terms of the actual total. The wetlands maintenance agreement also needs greater detail.

Ms. Zalantis said their Counsel should provide legal analysis outlining the applicant's position. They can consider New York State Law 274-A in particular to give some kind of legal analysis for the Planning Board to consider with respect to the applicant's position that the onsite recreational facilities being proposed to consider reduction of the recreational fee. Mr. Chin agreed, he further noted the Board wants legal justification for a reduction request and reminded the applicant that it is New York State Town Law 274-A.6.

The applicant passed out plans and color renderings dated November 2, 2016. The plans were 11 x 17 in size, Mr. Chin and Mr. Stolman asked the applicants to submit full size plans submissions should follow the regularly scheduled submission dates on the Planning Board Calendar. Mr. Hoeflich also asked for large scale drawings. Mr. Beldotti said they wanted to present these plans for an architectural review purposes only. This size plan shows the colors much better than the bigger size plan. The colors change when put onto the large scale drawings. Mr. Beldotti described the paint colors and types of materials to be used on the building. Mr. Stolman said the manufacturer and brand information for these should be called out on the plan. Mr. Hernandez agreed to put that on the plan. Mr. Beldotti handed out samples of the paint swatches, a mixed brick style board, and roofing materials. He said they are using Trex for all of the decking.

Mr. Hoeflich asked the applicant to set up the samples on a board at the site in order to see the colors in real daylight. Mr. Beldotti Jr. also had a sample of a paving stone and fence color and material.

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Dr. Hougham reminded Mr. Marino to change the wetland notice (sign) to reflect a species of bird that is native to the Ossining area. Mr. Coleman asked Mr. Marino for an estimate relating to the five year wetland maintenance and mitigation plan agreement discussed at prior meetings.

Mr. Stolman will modify the resolution for the next work session which is December 7, 2016 and the public hearing for this application will continue December 21, 2016.

Minutes

Minutes of the October 19, 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. McWilliams made a motion, seconded by Dr. Hougham that the meeting be adjourned to November 16, 2016.

Time noted 9:45 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: December 21, 2016