

October 27, 2010

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 27th day of October 2010. There were present the following members of the Planning Board:

George Weeks, Chairman  
Dennis Kirby  
David Krieger  
Deborah Cohen

Absent: Gregory McWilliams, Vice Chair

Also present: Wayne Spector, Town Attorney  
James J. Vanoli, Town Engineer  
David Stolman, Frederick P. Clark Associates, Inc.  
Sandra Anelli, Secretary

### **JIM ZAPPI, 558 North State Road, Site Plan Approval**

Mr. Zappi was in attendance. He discussed a new proposal for a multi-family residential development plan of the entire site. The property is split zoned GB General Business and R10 One-Family Residence District. He indicated that he would pursue a re-zoning application so the entire property could be changed GB. He gave a brief description of the plan. Twelve units were shown, six buildings, each containing two residences. This number includes an affordable housing bonus proposal. Mr. Zappi noted that even though these are somewhat clustered, the building setbacks seem to be generous when compared to permitted GB setbacks and meet R10 setback requirements. The front setback is 20', side yard is 15'. Each residence would have two-bedrooms and a one-car garage. The roadway shown was approximately 26' wide. The entrance to the development would be off of North State Road to help maintain some privacy to Gordon Avenue residents and the natural grade of the site allows for enhanced access this way. Mr. Kirby asked Mr. Zappi about the previous proposal which showed a very large retaining wall at the side property line, abutting the neighbor, Mr. & Mrs. Trainham. Mr. Zappi said that he could develop that portion of the site without the use of the retaining wall. The units shown on that side would have walkout basements possibly. Some of the units on the other side where there is rock may have to be built on crawl space or slab.

Mr. Zappi asked if the Planning Board can offer a recommendation to the Town Board to change the property zoning to GB. It was recommended that Mr. Zappi apply formally to the Town Board for a re-zoning application of the R10 portion of the site, then return for planning review.

### **Review & Recommendations of the Town's Comprehensive Plan**

Mr. Stolman submitted and reviewed with the Board, a revised draft of proposed local laws to implement recommendation of the Town's Comprehensive Plan, dated October 27, 2010. Six local laws were reviewed and discussed:

1. Amending the Zoning Law to remove the R35 and R15X One-Family Residence-Office Districts.
2. Amending the Zoning Law to add New Definitions to Section 200-53, Definitions.
3. Amending Section 200-18, GB General Business District, of the Zoning Law Regarding Permitted Uses, Setbacks and Landscape Requirements, and Amending Section 200-33 of Article VI, Affordable Housing of the Zoning Law as it pertains to the GB District.
4. Amending the Zoning Law and Zoning Map to Create a Multifamily-Inn (MF-I) Zoning District and to Place a Certain Property on Hawkes Avenue into the New District.
5. Amending the Town Zoning Law and Zoning Map to Change ORM Office-Research Manufacturing District to an O-RB Office-Research Business District, to create a new O-RE Office-Research Education District, and to Place a Certain Property Located on Executive Boulevard into the New O-RE District.
6. Amending the Zoning Law to add Maximum Height for Fences, Nonconforming Uses, Parking and Impervious Surfaces.

### **MISCELLANEOUS**

A pre-planning meeting was set for November 3, 2010 to discuss potential development of a private school at 530 North State Road (formerly the Briarcliff Garden Center site). A meeting was also set to discuss the proposed comprehensive plan changes November 4, 2010 with the Town Supervisor.

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**MINUTES**

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A motion was made by Mr. Krieger, seconded by Mr. Kirby and unanimously approved to adopt the draft of minutes of the October 13, 2010 meeting of the Planning Board.

**ADJOURNMENT**

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There being no further business to come before the Planning Board of the Town of Ossining, Mr. Krieger made a motion, seconded by Mr. Kirby that the meeting be adjourned to November 17, 2010.

Time noted 8:35 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: November 17, 2010**