

December 15, 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 15th day of December 2010. There were present the following members of the Planning Board:

Gregory McWilliams, Vice Chair
Dennis Kirby
David Krieger
Deborah Cohen

Absent: George Weeks, Chairman
James J. Vanoli, Town Engineer

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

OPA Homes, LLC., 52 Old Albany Post Road, 3-Lot Subdivision & Site Plan

Mr. George Laoutaris, OPA Homes, LLC., and Mr. Jon Turnquist, of Turnquist Architects were in attendance. Plans dated August 2010, titled Proposed Lot Subdivision, 52 Old Albany Post Road, Ossining, NY were on file. The property is located 52 Old Albany Post Road, in the R5 One-Family Residence District. There is an existing home at the center of the lot with an open building permit for renovations and repairs. Two new lots are proposed.

Mr. Turnquist gave an overview of project to the Board. The lot is approximately 17,000. The proposed lots meet the zoning requirements for R5. The existing home is slightly closer to the roadway, pre-existing non-conforming. Two proposed homes are colonial style with covered porch and garage under. Mr. Krieger recommended that carbon monoxide detectors be in place at all living spaces above the garages. Mr. Turnquist agreed that smoke detectors and carbon monoxide detectors would be hard-wired. Additionally, appropriate fire rating on the ceiling in the garage and walls to separate the occupancy will be provided.

Mr. McWilliams asked if there is a driveway to the existing home. Mr. Turnquist noted that there are substantial repairs going on currently, but there is a small driveway to the garage which is underneath the home. The driveway is questionable. Old Albany Post Road does not allow for parking on the street.

Mr. McWilliams recommended they submit a site development plan showing existing grading, proposed re-grading, and a layout of buildings shown into the slope. Mr. Stolman noted that the proposed homes look to be in excess of 2 ½ stories. The front elevation shows 3 ½ stories which is not permitted by code. Mr. Stolman reviewed the definition of "building height" with Mr. Turnquist. Mr. Turnquist agreed to review that section and provide a re-grading plan with adjustments to the basements that will provide conformance to the height requirements. Mr. McWilliams noted that a thorough review by the Town Engineer is required for items such as drainage, dry wells, topography, runoff and calculations are necessary. Mr. Stolman said a steep slope permit will be required, tree protection should be addressed and a complete subdivision plat be done, before full review. Mr. Turnquist agreed to revise the plans and provide the additional information.

MINUTES

A motion was made by Mr. Krieger, seconded by Ms. Cohen and unanimously approved to adopt the draft of minutes of the November 17, 2010 meeting of the Planning Board.

ADJOURNMENT

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 January 12, 2011.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 27, 2011