

April 13, 2011

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 13th day of April 2011. There were present the following members of the Planning Board:

George Weeks, Chairman  
Gregory McWilliams, Vice Chair  
David Krieger

Absent: Deborah Cohen  
Dennis Kirby

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

**Robert Gee, 557 North State Road, (Billy's Auto) Site Plan Amendment (New Tenant)**

Mr. Robert Gee, 557 North State Road, LLC and Mr. Bill Egloff, Billy's Auto Repair, were present. Mr. Gee gave a brief description of the operation. Billy's Auto Repair will be occupying part of the existing building. Mr. Egloff (Billy) noted that the hours of operation are Monday through Friday 8:00 a.m. to 6:00 p.m., Saturdays from 8:00 a.m. to 12:00 p.m. The proposed signage on the building will be the same size as proposed signage for Prestige Auto Detailing, 2' x 5' and for existing monument sign a sample drawing by Hudson Sign Co., dated April 3, 2011 was provided.

Mr. Stolman submitted and reviewed with the Board, 557 North State Road, LLC, Resolution of Amended Site Plan Approval, dated April 13, 2011.

Mr. McWilliams made a motion, seconded by Mr. Krieger, and unanimously passed to adopt **557 North State Road LLC, Resolution of Amended Site Plan Approval, dated April 13, 2011** as read.

Mr. Stolman asked Mr. Gee to provide an updated the site plan.

**Pets-A-Go-Go, 589 North State Road, Site Plan Amendment**

Ms. Nicole Rigger, Pets-A-Go-Go, and Mr. Javier Taborga, AT Design Group, LLC were present. Plans dated April 4, 2011 were on file. Mr. Taborga gave an overview of the plans to the Board. The existing building approximately 1,744 square feet is to be renovated to accommodate the doggy daycare use. A three-car garage building is proposed for storage of the company vehicles used to transport dogs. A 10' fence is proposed around an outdoor dog run and play area. The parking lot provides 13 spaces additional landscaping and trees are proposed.

Ms. Rigger gave an overview of operation. The facility will operate as a daycare center for dogs. Drop off and pick up, some may spend the night but an employee is assigned to supervise an overnight stay. There is approximately 40-45 per day being housed. The total turnover per day can potentially be up to 60-65, but may be staggered on and off about one hour each per dog. The outdoor park occupancy would be approximately 20 dogs at a time. Small groups of similar sized dogs are walked and supervised in outdoor play area at all times. Ms. Rigger mentioned the use of dog barking silencers for the site if necessary.

Mr. Weeks referred the plans to Mr. Stolman and Mr. Vanoli for a detailed review and recommendation.

**Marco Goncalves, 19 McCarthy Drive, Filling & Grading & Retaining Walls**

Mr. Goncalves and Mr. Taborga were present. Mr. Taborga mentioned that comments submitted earlier per Mr. Vanoli have been addressed. Also shown are existing conditions leader drains and footing drains to the cul-tec units that are going to be installed. Additional plantings are also shown. Erosion control measures were updated and in place at the last site visit by Mr. Taborga, pictures were submitted via email. Mr. Weeks asked if there have been additional complaints by neighbor Mr. Lengers. Mr. Goncalves noted that after a heavy rain storm he cleaned up the neighbor's property.

Mr. Stolman submitted and reviewed with the Board a resolution of filling and grading permit approval titled, Goncalves Resolution of Filling and Grading Permit Approval, dated April 13, 2011.

April 13, 2011

Mr. McWilliams made a motion, seconded by Mr. Krieger and unanimously passed to adopt **Goncalves Resolution of Filling and Grading Permit Approval** as read.

### **Westchester County Fair & Affordable Housing Implementation Plan**

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Mr. Weeks asked the Board to review and consider merging the existing Town's Affordable Housing Law and policies into the model law recommended by Westchester County. Mr. Spector pointed out that the Westchester County model law incorporates differences that have to be implemented.

Mr. Stolman discussed some of the differences with the Board. A density bonus can still be part of the law as an incentive for the developer. The marketing plan as outlined in the Westchester County Law will be a new requirement. Removal of preferences such as Town of Ossining municipal employees as the number one priority would be another item for removal. Changes with regard to floor area, eligibility, occupancy standards, can also be updated and combined into the current law. A thorough review of the Town's current law and the model law will be submitted for the next planning meeting.

### **MINUTES**

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The draft minutes of December 15, 2010 and February 9, 2011, March 9, 2011 were held over to the next meeting for approval. A full quorum needed.

### **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. McWilliams that the meeting be adjourned to April 27, 2011

Time noted 8:45 p.m.

Respectfully submitted,

***Sandra Anelli***

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: May 11, 2011**