

April 27, 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 27th day of April 2011. There were present the following members of the Planning Board:

George Weeks, Chairman  
Gregory McWilliams, Vice Chair  
David Krieger  
Deborah Cohen

Absent: Dennis Kirby

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

#### **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. 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. Mr. Stolman submitted and reviewed with the Board, a memo of analysis and recommendations titled, Pets A Go Go, dated April 27, 2011.

Mr. Taborga discussed the parking layout with the Board. He explained that the ground cover for the parking area will be gravel and the outdoor play area will be a crushed stone. Ms. Rigger explained that the materials need to be something that can be easily disinfected and/or replaced if necessary. This is a DEC requirement. Ms. Rigger also said that they will clean the area regularly with organic cleaners which are safe for the pets as well as the environment. This is the standard policy for dog parks and playgrounds in other communities.

Mr. Vanoli asked the applicant contact him for an inspection of the deep holes which will prove the soil is adequate for the proposed waste system and performance of percolation tests.

#### **Tom Williamson, 5 Ryder Avenue (Briarcliff ) Site Plan Amendment / Mixed Use**

Mr. & Mrs. Williamson accompanied by their Representative, Mr. Jon Turnquist were present. Plans titled Proposed Alteration, Williamson Building, 5 Ryder Avenue, Briarcliff Manor, NY, dated April 6, 2011 were on file. Mr. Williamson is proposing to convert the existing house which is currently zoned for general business back to a single-family residence on one floor and continue some storage of material in the basement area. The existing building footprint will not change. Mr. Williamson noted that the residential use of the building would be favorable use to the surrounding neighborhood. Mr. Weeks noted that the materials in storage have to be safe for the tenant living above. Mr. Williamson agreed. A public hearing would not be necessary. The applicant should return for review and approval.

#### **Bruce & Wendy Masserman, For Kids Only, 577 North State Road, Site Plan Amendment**

Mr. & Mrs. Masserman accompanied by Mr. Jamie Glover, President, CFO of GHES, Green Hybrid Energy Solutions were present. Plans titled Existing & Proposed Site Development Plan, For Kids Only Day Care Center, 577 North State Road, dated April 15, 2011, prepared by Gregory McWilliams, AIA Architect, data sheets and photo showing approximate location of free standing solar panel units were on file. Mr. McWilliams abstained from this application.

Mr. Masserman gave a brief overview of the plan, stationary roof mounted solar panels and two rotating ground mounts are proposed. In response to Mr. Krieger, Mr. Masserman clarified that the ground mounts are located entirely on their property. The photo submitted was slightly unclear. Mr. Glover gave a description of the ground mounts; the one closer to the street would be approximately 16 feet high, the other 19 feet in high when at its vertical point, sunset and sunrise. They rotate horizontally and vertically. In winter the rotation will be about 130 degrees, in the summer 240 degrees. There are no issues with regard to boundaries or neighbors. These are located at the entrance side area of the site and will each be mounted on a concrete foundation base. The playground for the daycare center is located at the opposite side of the property.

Mr. Glover explained that there are two types of grants involved with solar renewable energy. A Federal Grant which is 30% of the cost and a New York State Grant. To qualify for the New York State Grant you have to put some electricity back on the grid, which is what they are seeking. While the facility is closed, the units will be collecting and putting electricity back this way. Mrs. Masserman urged the Board for a speedy decision in order

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to begin the process and order materials to have the units installed by early July. A public hearing is not necessary for this application. Mr. & Mrs. Masserman will return to the May 11, 2011 meeting for review and approval.

### **General Electric, Shady Lane Farm Road & Old Albany Post Road, Site Plan Amendment**

Mr. Glenn Olney, GE Capital Real Estate, Mr. Peter Cavanaugh, Operations Manager, GE, Mr. Dan Pozin, Counsel, Wormser, Kiely, Galef & Jacobs LLP, Mr. Frank Fish, BFJ Planning, Mr. Steven Grogg, P.E., McLaren Engineering Group, Ms. Jessica Hanley, Project Architect, Perkins Eastman, Mr. Neil Tucker, Architect, Principal of Design Republic, Mr. Wesley Stout, Landscape Architect, were in attendance. Plans submitted, titled Re-Imaging Crotonville, General Electric, Improvements to John F. Welch Leadership Development Center, dated April 18, 2011, Environmental Assessment Form (EAF) dated April 14, 2011, Stormwater Pollution Prevention Plan, dated April 2011.

The application provides for an expansion of facilities by approximately 113,396 square feet. Additions include an expanded education and residence building to accommodate employees; an enclosed pedestrian walkway to connect the western and eastern portions of the campus; and associated maintenance and storage facilities. The proposed will be implemented in two phases: construction under the first phase is to begin Summer 2011, with construction of the second phase beginning Winter/Spring 2012.

Ms. Hanley provided a slide presentation for the Board and a detailed overview of each area of improvement. GE is expanding the campus and renovations to existing buildings which include, as part of Phase I; New Swing Building, New Maintenance Barn, White House Renovation, Residence Building Renovation and Addition, Existing Barn Renovation, Carriage House Renovation and Addition, Salt Shed Demolition, Staff House Demotion, and Phase II; Education Building Renovation & Addition, New Village Residence Building, Dining Facility, Underground Parking, New Pedestrian Bridge, New Gate House. A rendering of the above, dated April 27, 2011 was passed out to the Board.

### **Affordable Housing Regulations Review & Recommendations**

Mr. Stolman submitted and reviewed amendments to the Town's Affordable Housing Regulations with the Board, a memo dated April 27, 2011, including a draft local law which combines the provisions of the Town's existing affordable housing regulation with provisions of the Westchester County Fair and Affordable Housing Model Ordinance was reviewed and discussed.

Mr. McWilliams Made a motion, seconded by Mr. Krieger, and unanimously agreed to recommend and refer **Affordable Housing Regulations**, with amendments, to the Town Board for consideration and approval.

### **MINUTES**

A motion was made by Mr. McWilliams, seconded by Mr. Krieger, and unanimously passed to adopt the draft minutes of December 15, 2010.

A motion was made by Ms. Cohen, seconded by Mr. McWilliams, and unanimously passed to adopt the draft minutes of February 9, 2011.

A motion was made by Mr. Krieger, seconded by Ms. Cohen, and unanimously passed to adopt the draft minutes of March 9, 2011.

### **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. McWilliams that the meeting be adjourned to May 11, 2011.

Time noted 9:20 p.m.

Respectfully submitted,

***Sandra Anelli***

Sandra Anelli, Secretary

Town of Ossining Planning Board

**Approved: May 25, 2011**