

May 11, 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 11th day of May 2011. There were present the following members of the Planning Board:

George Weeks, Chairman  
Gregory McWilliams, Vice Chair  
David Krieger  
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

#### **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. Stolman submitted and reviewed with the Board, Williamson Mixed Use, Resolution of Amended Site Plan Approval, dated May 11, 2011.

Mr. McWilliams made a motion, seconded by Mr. Krieger, and unanimously passed to adopt **Williamson Mixed Use, Resolution of Amended Site Plan Approval**, dated May 11, 2011 as read.

#### **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, information sheets and photo showing approximate location of free standing solar panel units were on file. Mr. McWilliams abstained from this application.

In response to Ms. Cohen, Mr. Masserman said they have reconsidered and will not be putting any lighting on top of these units. Mr. Stolman submitted and reviewed with the Board, Masserman 'For Kids Only Daycare' Childcare, Resolution of Amended Site Plan Approval. Mr. Stolman pointed out that the final plans have to be submitted with more detail. Mr. Masserman agreed.

Mr. Krieger made a motion, seconded by Ms. Cohen, and unanimously passed to adopt **Masserman 'For Kids Only' Childcare, Resolution of Amended Site Plan Approval**, dated May 11, 2011, as read, with amendments to the plan as noted.

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

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.

Mr. Dan Pozin, WKGJ, LLP, Mr. Peter Cavanaugh, GE, Mr. Neil Tucker, Design Republic, Ms. Jessica Hanley, Perkins Eastman were in attendance. Mr. Pozin thanked the Board and asked if Board members were interested in scheduling a site visit. Mr. Weeks said the Board can schedule visits, two Board members at a time. He will contact Mr. Pozin to confirm dates.

Mr. Cavanaugh provided a presentation of the GE's history, growth, learning methodology through the years and perspective for the amendments they are seeking today. Mr. Pozin asked if a public hearing can be scheduled for both phases of the project. If the Board needs more time, GE would ask for two public hearings simultaneously, Phase I to be completed sooner, preferably June. Phase II could be held open longer. Mr. Weeks discussed some of the options regarding the public hearing, but noted that originally GE asked for a two phase project and two separate public hearings. Phase I in June and Phase II in November, some changes have been made to Phase I since the original submission.

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Mr. Vanoli was not in favor of scheduling public hearings at this time. He asked for a commitment that full cooperation and assurances that plans will be revised as needed throughout this process. Mr. Pozin, Ms. Hanley and Mr. Tucker were agreeable to this. Mr. Pozin said they recognize that they have to fully satisfy, both Consultants and the Board. Having both public hearings open would allow the public to become familiar with the entire project rather than seeing Phase I and then coming back again to review Phase II. All of the information can be available to the public initially.

Ms. Hanley said the details submitted provide for the entire project, both phases. November was the latest possible date for completion of Phase II. Mr. Stolman added that based on the level of detail provided in the submission, having public hearings for Phase I and Phase II together would be reasonable. Any type of revisions to the plans can be a condition of approval. Ms. Hanley reiterated that they are ready at this time for both phases if possible. In response to Mr. Stolman, Ms. Hanley said the Gate House project, which was originally part of Phase I, was moved to Phase II. This would be one of the last items of completion in order to accommodate work being done on other buildings on the campus.

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

Mr. Stolman met with the Town Board to discuss Affordable Housing. The Town Board was in favor of the Planning Board recommendations which combined Westchester County's model ordinance with the Town's ordinance.

### **Accessory Apartment Law, Review & Recommendations**

The Accessory Apartment Law currently doesn't allow an accessory apartment to be located in a detached building of any type. The Board is considering a change to this section of the Law. This recommendation will be forwarded to the Town Board for review.

### **Minutes**

Mr. Krieger made a motion, seconded by Mr. McWilliams, and unanimously passed to adopt the draft of Planning Board Meeting minutes of April 13, 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 9:30 p.m.

Respectfully submitted,

***Sandra Anelli***

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**Approved: May 25, 2011**