

June 8, 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 8th day of June 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

**The Woods in Westchester Condominium Complex, Hawkes Avenue & Woods Brooke Terrace, Filling and Grading Permit**

Plans dated May 18, 2011, titled The Woods in Westchester – Phase II, Hawkes Avenue and Woods Brooke Terrace, Town of Ossining, Westchester County, NY were on file. Mr. Dan Gould of Kean, Coppelman, Gregory Engineers, P.C. and Ms. Colleen Donnelly, President, Board of Directors, Woods in Westchester, Phase II were in attendance.

Building 11 is located on the west side of Woods Brooke Circle. There is currently a failing railroad tie retaining wall at the rear of the building. This will be replaced with a gabion wall. The proposed wall will be constructed to a height of 5 feet, raising the grade behind the wall 1.5 feet, requiring 80 to 85 cubic yards of clean fill material to be imported to the site. A post and rail fence is to be placed on this wall, approximately 3 feet in height.

Building 15 is located on the north side of Woods View Lane. A stone wall exists to the side rear of the building that is falling down and the slope on top of the wall is in poor condition. The existing 3 to 4 feet height stone wall will be removed and replaced with terraced boulder retaining walls of 2 feet and 4 feet. In addition the slope on the uphill side of the wall will be regarded to create a stable condition. The proposed improvements will not require fill to be imported, but will include the moving of material in excess of 5 cubic yards.

The proposed actions are intended to improve the existing conditions of the site. A review and resolution will be prepared for the next meeting of the Planning Board.

**General Electric, Shady Lane Farm Road & Old Albany Post Road, Site Plan Amendment, PUBLIC HEARING, Phase A**

Mr. Weeks opened the Public Hearing at 7:45 p.m.

Mr. Glenn Olney and Mr. Peter Cavanaugh, GE, Mr. Carl Ordemann and Ms. Jessica Hanley, Perkins-Eastman, Mr. Neil Tucker, Design Republic, Mr. Steve Grogg, McLaren Engineering, Mr. Wesley Stoudt, Wesley Stoudt Associates, Mr. Frank Fish, BFJ Planning and Mr. Dan Pozin, Counsel, WKGJ, LLC were in attendance.

Mr. Cavanaugh gave a presentation of the proposal outlined as Phase A of the project to the public. Phase A includes: 1. Swing Building, 2. New Maintenance Barn, 3. White House Renovation, 4. Existing Barn Renovation, 5. Carriage House Renovation and Addition, 6. Residence Building Renovation & Addition, 7. Salt Shed Demolition, 8. Staff House Demolition. Ms. Hanley offered information with regard to Phase B, which will be handled as a separate public hearing. Mr. Olney noted that they would like to be able to make application for building permits on Phase A sometime after July 1, 2011. Request for approvals for Phase B are estimated to begin January 2012.

Mr. Pozin submitted revised plans dated June 6, 2011, updated EAF dated June 3, 2011, and revised Storm Water Pollution Prevention Plan dated June 6, 2011 in response to comments provided in memos by Mr. Stolman and Mr. Vanoli at the last meeting. Mr. Pozin asked if the Board would consider closing the public hearing tonight in order to move forward to an approval resolution.

June 8, 2011

Dr. Stephen Kasten of 6 Shady Lane Farm Road asked about the demolition of the barn building. Ms. Hanley explained that demolition of the barn building is planned at the end of Phase A. Some construction and renovations will be going on at buildings on the other side of Shady Lane Farm Road. Dr. Kasten also expressed concern with regard to accessibility and safety of Shady Lane Farm Road while this construction is underway. He said that during other construction projects difficulties arose. Another item of concern will be blasting and demolition work. Mr. Olney said the construction vehicles will be parked and operated at the baseball field area which will utilize a separate private roadway during construction. This will keep Shady Lane Farm Road clear for the residents use.

Mr. Nestor Santos from DC9 Painters & Allied Trades asked if General Electric was going to be using union workers for this project. Mr. Cavanaugh said yes. There were no further questions or comments from the Public or the Board.

Mr. Krieger made a motion, seconded by Mr. Kirby, and unanimously agreed to close the public hearing at 8:15 p.m.

### **Minutes**

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Ms. Cohen made a motion, seconded by Mr. Krieger, and unanimously passed to adopt the draft of Planning Board Meeting minutes of May 25, 2011.

### **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 June 22, 2011.

Time noted 8:30 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary

Town of Ossining Planning Board

**APPROVED: June 22, 2011**