

June 22, 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 22nd 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

Ms. Colleen Donnelly, President, Board of Directors, Woods in Westchester, Phase II was present. Mr. Stolman submitted and reviewed with the Board, resolution of approval titled, The Woods, Resolution of Filling and Grading Permit Approval, dated June 22, 2011.

Mr. McWilliams made a motion, seconded by Mr. Kirby, and unanimously passed to adopt **The Woods Resolution of Filling and Grading Permit Approval**, dated June 22, 2011 as read.

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

Mr. Glenn Olney GE, Mr. Steve Grogg, McLaren Engineering, Ms. Sarah Yackel, BFJ Planning and Mr. Dan Pozin, Counsel, WKGJ, LLC were in attendance. Letters from Village of Ossining Department of Public Works regarding adequacy of water supply dated June 8, 2011 and New York State Department of Environmental Conservation regarding SEQR Lead Agency Designation, dated June 1, 2011 were on file.

Mr. Stolman submitted and reviewed with the Board, General Electric Company, Re-Imagining Crotonville, Phase A, Resolution of Amended Site Plan, Steep Slopes, Tree Removal and Wetlands Permit Approvals, dated June 22, 2011.

Mr. Vanoli noted that the applicant should comply with requirements such as an RPZ Valve (Backflow Device) and all other Village of Ossining Water Department and Westchester County Department of Health regulations.

Mr. Olney said they would like to be able to apply for a building permit for the storage building and the temporary building as soon as possible. These would not negatively affect any Resolution Requirements. Mr. Pozin added that there is existing access available to those two buildings.

Mr. Grogg said they would provide Mr. Vanoli with the MS4 Acceptance Form, Notice of Intent (NOI) to be filed with the Storm Water Protection Plan (SWPP) subject to approval so they can submit for the SPDES Acknowledgement. They will submit the NOI for the entire project Phase A & B. According to Mr. Grogg, they can get this done within the next two weeks.

After review and discussion of some minor changes to the Resolution, Ms. Cohen made a motion, seconded by Mr. Kirby and unanimously passed to adopt the **General Electric Company, Re-Imagining Crotonville – Phase A, Resolution of Amended Site Plan, Steep Slopes, Tree Removal and Wetlands Permit Approvals**, with amendments, dated June 22, 2011.

Club Fit Briarcliff, 584 North State Road, Site Plan Amendment

Mr. David Swope, Ms. Ellen Kelch, of Club Fit, and Mr. Erik Kaeyer, AIA from KG&D Architects were present. Mr. Swope said they were basically trying to update, modernize and refresh the look of the Club. Mr. Kaeyer presented proposed changes to the site. Plans titled Club Fit Briarcliff, Additions & Alterations, prepared by K G & D Architects, originally dated April 14, 2011 with latest revision dated June 13, 2011 were on file.

June 22, 2011

The project consists of; Removal and replacement of the main entrance ramp, stair, and associated guardrails, lighting and details; Removal and replacement of the fence and retaining wall surrounding the small Energy Center playground; Installation of a second crosswalk from the parking lot; Changing out of the building and ground mounted graphic signage; Modifications to the exterior of the original “brown” metal building; and Landscape material updates.

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

Ms. Nicole Goudy-Rigger Applicant, represented by Mr. Javier Taborga and Mr. Rui Arraiano, of AT Design Group LLC were in attendance. Revised plans titled Pets A Go Go, 589 North State Road, Town of Ossining, New York dated June 10, 2011 were on file.

Mr. Stolman submitted and reviewed with the Board, a memo titled Pets A Go Go – Site Plan Review, dated June 22, 2011. The applicant is proposing to utilize the existing commercial building on the property as a dog care business. The application includes modifications for parking, landscaping, lighting and an outdoor dog exercise area. Mr. Taborga reviewed revised plans with the Board. With the exception of a few minor changes to labeling on the plan, Mr. Vanoli confirmed that grading and drainage items are complete.

Ms. Rigger offered clarification with regard to using dog silencers. These are used mostly for nuisance barking. They are generally not needed for dogs that are in active play or exercise. They will use these silencers early morning and late evening if needed. Mr. Spector added that the Town’s noise ordinance remains in effect and if complaints regarding noise levels should occur they will be addressed accordingly. Mr. Kirby raised concern regarding the driveway entrance. It seems that if cars exit right on to North State they could be turning into the oncoming traffic lane. Mr. Kirby recommended a maintenance plan for weeds and plants that grow along the driveway to help protect visibility. Mr. Stolman will review these items. Mr. Weeks set a Public Hearing for July 13, 2011.

OPA Homes LLC, 52 Old Albany Post Road, 3-Lot Subdivision

Mr. George Laoutaris and Mr. Jon Turnquist were present. A preliminary subdivision map prepared for OPA Homes LLC was on file, dated June 10, 2000. 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. The lot is approximately 17,000. The proposed lots meet zoning requirements for the R5 Zone. The existing home is slightly closer to the roadway, pre-existing non-conforming.

Mr. Stolman indicated that the plan is incomplete. Mr. Vanoli recommended they provide a set of subdivision plans that would include an integrated plot plan with cross sections, proposed storm drainage and an accurate detailed subdivision plat. Mr. Turnquist agreed.

Minutes

Mr. McWilliams made a motion, seconded by Mr. Kirby, and unanimously passed to adopt the draft of Planning Board Meeting minutes of June 8, 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 July 13, 2011.

Time noted 9:05 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: July 13, 2011