

November 9, 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 9th day of November 2011. There were present the following members of the Planning Board:

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

Absent: Wayne Spector, Town Attorney
David Stolman, Frederick P. Clark Associates, Inc.

Also present: James J. Vanoli, Town Engineer
Sandra Anelli, Secretary

Michael Velardo, 553 North State Road – Site Plan Amendment

Mr. Luciano Velardo and Mr. Michael Velardo were in attendance with their representative, Mr. John Kellard, Kellard Sessions Consulting. Mr. Kellard submitted a conceptual Sketch Plan, dated November 7, 2011. Mr. Kellard gave a brief description of the property and its location. The lot is approximately 66,676 square feet in size, located in the General Business (GB) District. The proposal is for sixteen residential townhouse type units, four separate buildings. Access to the property will be from North State Road with a landscaped island area at the entrance, one-way rotation around the parking lot. There are forty parking spaces total, eight spaces for guest parking. All of the units are two-bedroom, approximately 1,152 square feet in size. A Sidewalk around the entire community is also provided with landscape buffer around the buildings and North State Road. A fenced in playground area and water retention area are also shown.

Mr. Kellard noted that the number of units proposed were developed looking at the Town's affordable housing bonus which allows for an additional nine units. The applicant is asking for a seven unit bonus and proposing four of the seven as affordable. The proposed affordable units will be identical to the market rate units. The development will be rental units operated and maintained by the owner, Mr. Velardo.

Mr. Kellard said he would provide a full submission, including storm water pollution prevention plan. Mr. Vanoli discussed certain requirements necessary for the drainage plan and pointed out existing conditions in the area of North State Road. Mr. Vanoli also recommended they contact an arborist to provide a realistic survey as to which trees are actually healthy and which would be dangerous and/or unnecessary. Saving older trees can sometimes cause damage to new construction than if replaced with new healthier varieties. Mr. Velardo said he would prefer to plant all new trees. Ms. Cohen recommended the playground area be moved to the rear corner of the property where it could be accessed safely. This would prevent children from having to cross the driveway and parking area. Mr. Kellard agreed, that would allow more room and flexibility for the storm water area. Mr. Kellard passed out copies of example floor plans and elevations. There were no further comments.

Miscellaneous

123 Morningside Drive: Mr. Vanoli submitted a memo, dated October 31, 2011, regarding VBS, LLC – Gyory Subdivision. Mr. Vanoli has inspected improvements and finds them to be satisfactory. The maintenance bond may be released on November 1, 2012, pending the satisfactory condition of the improvements.

Minutes

Mr. Krieger made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the draft of Planning Board Meeting minutes of September 14, 2011.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Kirby made a motion, seconded by Mr. McWilliams that the meeting be adjourned to December 14, 2011.

Time noted 8:30 p.m.

Respectfully submitted,
Sandra Anelli
Sandra Anelli, Secretary
Town of Ossining Planning Board

Approved December 14, 2011