

December 14, 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 14th day of December 2011. There were present the following members of the Planning Board:

Gregory McWilliams, Vice Chair
Deborah Cohen
Dennis Kirby
David Krieger

Absent: George Weeks, Chairman

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

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

Mr. George Laoutaris and Mr. Jon Turnquist were in attendance. Mr. Turnquist gave an overview of the project to the Board. Mr. Stolman submitted and reviewed with the Board a memo, dated December 14, 2011, titled OPA Homes Subdivision. The memo offers analysis and recommendations. The property is located in the R-5 One-Family Residence District. It is \pm 17,030 square feet in size. The applicant is proposing to subdivide the property into three lots. The existing two-story single-family dwelling is to be maintained on Lot 2.

Mr. Turnquist agreed to address numerous plan requirements as outlined in the memo. He further discussed tree removal that has already taken place and a new tree plan to be provided. A drainage and storm water plan is also necessary.

Mr. McWilliams relayed a referral letter from the Westchester County Planning Board, dated November 14, 2011 was on file and this action is a matter for local determination.

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

Mr. Glenn Olney, GE, Mr. Steve Grogg, McLaren Engineering, Ms. Sarah Yackel, BFJ Planning, Ms. Jessica Hanley, Perkins-Eastman, and Mr. Dan Pozin, WKGJ, LLC were in attendance. Plans titled Re-Imagining Crotonville, 24 Old Albany Post Road, Ossining, NY, Phase B dated December 5, 2011 were on file.

Mr. Pozin introduced representatives from GE and Consultants to the Board. GE has returned to continue with Phase B of the project. There have been some refinements to this part of the project. Mr. Olney noted that they are currently working on all five buildings which were approved as Phase A in June 2011. He said Phase B is not overly different from the earlier submission but less intrusive, there will be less excavation, and less work in the wetland area.

Ms. Hanley prepared a slide presentation outline for the Board; GE has decided not to change the existing gatehouse as shown earlier. The bridge design has changed, this was moved away from the wetland area and the footprint reduced. The Education Building will include more interior renovations and a smaller addition. The Village Residence Building will be moved away from the hill and underground parking removed. There are 60 additional overnight rooms proposed. Parking spaces for this have been incorporated into existing parking lots around the site and one of the tennis courts will change to a parking area. The Learning Center will be a small entry addition and interior alterations. The Village Plaza walkway was changed to allow for fire truck access.

Mr. Pozin submitted a memo prepared by Sarah K. Yackel, AICP, Associate Principal, dated November 21, 2011, Subject: Re-Imagining Crotonville: GE Global Leadership and Development Center - SEQR Technical Memorandum including Environmental impact project comparison.

Mr. McWilliams noted that the project will be referred to the Town's Consultants for review for the next meeting date of January 11, 2012. Mr. Pozin and GE representatives thanked the Board.

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Miscellaneous

Velardo Development, 553 North State Road Site Plan Amendment– Jim Vanoli memo, dated November 10, 2011. The applicant is updating the site plan.

Westal Contracting, 37A Old Albany Post Road Site Plan Amendment– Referral letter from Westchester County dated November 14, 2011. This is a matter for local jurisdiction.

Planning Board Calendar 2012 – Approved.

Minutes

Mr. Krieger made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the draft of Planning Board Meeting minutes of November 9, 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. Krieger that the meeting be adjourned to December 26, 2011 (Cancelled and moved to January 11, 2012).

Time noted 8:15 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: January 11, 2012