

August 22, 2012

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 August 2012. There were present the following members of the Planning Board:

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

Absent: Dennis Kirby

Also present: Wayne Spector, Town Attorney
Evren Ulker-Kacar, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, P.E., Consulting Town Engineer
Sandra Anelli, Secretary

The Woods in Westchester, Croton Dam Road & Hawkes Avenue, Pond Restoration, Wetlands Permit

Mr. Weeks opened the Public Hearing at 7:30 p.m. posting of legal notice and affidavit were on file. Mr. Weeks asked Mr. Dan Gould, Keane Coppelman Gregory Engineers, PC, representative for The Woods to give a description of the project to audience members.

Mr. Gould explained there are three stages of development; removal of sediment from the pond and forebay. The sediment will be removed via a vacuum system that removes sediment from the bottom and pumps it to the staging area. The sediment is pumped into a decanting bag and the material sits for a certain period of time and water is removed. Once the sediment is dry, it is removed from the staging area and placed in a number of sediment deposit locations throughout the site which are labeled as the wooded area to the rear of building 21 and 22, to the west of building 6 and the rear of building 11. Once material is put into these areas, it will be stabilized with seed and hay. The final portion of the project is restoration of the pond. Boulders will be placed in the area between the soil and the water and plantings will be placed along the pond.

Ms. Ulker-Kacar submitted and reviewed with the Board, a memo prepared by F.P. Clark Associates, Inc. dated August 21, 2012, titled Woods in Westchester - Wetlands Permit Review. The memo offers analysis and recommendations. Mr. Ciarcia referenced a memo dated August 8, 2012, from the last meeting which asks for additional information on erosion controls for the area where the soil is going to be deposited, a provision in the permit to limit work during periods of high flow, greater detail on erosion control and clarification utilities such as drainage in the area as well as location of sewers, electric, gas, to make sure there is no conflict with deposit areas.

Mr. Eric Peterson, a resident from 63 Pondview Court, pointed out that there were some differences in the scale of the drawings labeled sheet 1 and 2. He asked Mr. Gould what the size of the staging area really is. He said according to his calculations, 855 cubic yards of material being pumped into the decanting bag on the 20' x 40' base could result in a 29' tall unstable balloon type structure. Hay bales are not enough to stabilize this situation. Mr. Peterson asked if there could be an uneven drying effect. He referred to the report provided by Aquacleaner Environmental which doesn't provide chemical analysis of materials at the bottom of the pond. Mr. Peterson stated he is in favor of dredging the pond, but not in favor of this particular plan. He said this project completely redesigns the landscape of the pond area and forebay; homeowners were not given any opportunity to review, or give any input prior to this meeting. Mr. Peterson referred to a motorcycle club that used the property 30 years earlier and the possibility of toxins dumped into the water at that time. He urged they provide a chemical analysis of soils deep at the bottom. The bridge also poses concern because the forebay area has increased over time.

Ms. Chris Davies, 94 Woods Brooke Circle, asked Mr. Gould if there was survey done by environmental engineers as to the viability of pond in its current condition and what the recommendation was. Leaving the pond as is, or is there a need to do some type of dredging. She said with this plan, if there is a negative impact on the pond it will be short term with the long term being a much healthier pond. Mr. Gould agreed.

In response to Mr. Peterson, Mr. Gould said he will re-check the scale shown on the drawings. He said the process is such that water is removed from the sediment as its pumping into the decanting bag. The 855 cubic yards of material is not pumped in and held in the decanting bag all at one time. Mr. Ciarcia clarified that at the initial dredging there is a lot of water and as this is filled they dredge, the waters are then returned to the pond.

Mr. Weeks expressed to Mr. Peterson that Mr. Gould is only the representative for the applicant. The Woods HOA hired him specifically for Pond Dredging and Restoration as outlined in their request. Mr. Weeks asked Mr. Gould to provide a time frame schedule for the dewatering processes. He also asked for proofs that the decanting bag could not reach 29' in height and if chemical analysis testing of the soils at the bottom can be done. Also, review and address items outlined the memos provided by Town Consultants. Mr. Gould agreed to these requests. He will contact the Woods HOA for further action. Mr. Weeks moved to hold the public hearing open for more information, Board members agreed.

Martinelli Subdivision, 1 Roosa Lane, 2 Lot Subdivision

Mr. McWilliams recused himself from the Board. He submitted and reviewed site plan titled Proposed Subdivision Plan, Lot 1, Hawkes Hill, Subdivision Plan Scheme "B", dated May 23, 2012, with latest revision August 13, 2012. Scheme "B" two lots shown with individual driveways. One driveway access from Roosa Lane and the other will have has access from Hawkes Avenue.

Ms. Ulker-Kacar submitted and reviewed a memo prepared by F.P. Clark Associates, Inc., dated August 21, 2012, titled Martinelli Subdivision which offers analysis and recommendations. Mr. McWilliams noted that the application presented at this time is for subdivision of land only, development of the lots will probably happen in the future. Mr. Ciarcia added that since the house design and configuration is unknown at this time, a note can be put on the plat requiring a developer to come back to the Planning Board for review at that time. Mr. McWilliams agreed. Mr. Weeks set the Public Hearing for subdivision approval September 12, 2012.

Jim Zappi, Briar Commons, 558 North State Road, Cluster Subdivision & Site Plan

Mr. Jim Zappi & Mr. Brian Zappi were present. Residents from the neighborhood were also in attendance. Ms. Ulker-Kacar submitted and reviewed with the Board, a memo prepared by F.P. Clark Associates, Inc., dated August 21, 2012. The memo offers analysis and recommendations. A question was raised with regard to the adequacy of the number of guest parking spaces, since there is no parallel parking on the proposed road and parking is not permitted on North State Road. If certain homeowners possess three cars and/or more than 10 cars visit at once, there will not be enough parking spaces.

Mr. Jim Zappi referred to his project located at the corner of North State and Chappaqua Road, Briar Oaks. He said the number of parking spaces provided at that site were more than adequate it allows for plenty of off street parking and at any time when driving by there are plenty of open spaces. Mr. Zappi gave an overview of the new project to the audience.

Mr. Rudy Albrecht, 552 North State Road asked to see building elevations. He pointed out that they are concerned with the number of units being constructed on the site, drainage and runoff. Ms. Sabrina Albrecht expressed concern with the number of trees being taken down. They asked Mr. Zappi to please include them on any plan updates and expressed that the water situation in the area is already very severe when storms come. Mr. & Mrs. Trainham, 55 Gordon Avenue also present, expressed concerns with existing drainage conditions in the area and on their property.

Mr. Zappi outlined the functions of the water retention system being provided. The storage basin is designed to hold the flow down. Mr. Zappi will make improvements to current drainage systems further down Gordon Avenue. He will install about 5 additional catch basins and tie this into systems that flow down to drainage systems further down along Route 100. He mentioned that the State has already approved his storm water report. Additionally he showed the tree plan to the audience. Buffers of trees are shown around the entire site.

Mr. Weeks said this area has always had water issues. The Town is currently working on an improvement plan for the North State Road area, independent of this project. Mr. Zappi is proposing additional drainage improvements to the existing municipal system. After a lengthy discussion between Mr. Zappi and audience members, it was decided that the Town Consultants continue to review the plans and this matter would be discussed again at the next meeting of the Planning Board September 12, 2012.

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Minutes

Mr. Krieger made a motion, seconded by Mr. McWilliams, and unanimously passed to adopt the draft of Planning Board Meeting minutes of August 8, 2012.

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 September 12, 2012.

Time noted 9:15 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

Approved: October 10, 2012