

September 12, 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 12th day of September 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
David Stolman AICP, PP, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandra Anelli, Secretary

Martinelli Subdivision, 1 Roosa Lane, 2 Lot Subdivision – PUBLIC HEARING

Mr. Weeks opened the Public Hearing at 7:30 p.m. posting of legal notice and affidavit were on file. Mr. McWilliams recused himself from the Board. He gave a presentation of the Martinelli, 2 Lot Subdivision to audience members. The property is located in the R-15 One-Family Residence District, both building lots comply. Site plan titled, Proposed Subdivision Plan, Lot 1, Hawkes Hill, Subdivision Plan Scheme “B”, dated May 23, 2012, with latest revision August 13, 2012 was on file.

Mr. Ciarcia submitted and reviewed a memo dated September 12, 2012 which outlines that the original subdivision requirements for this lot should be restated on the new plat for both lots. It recommends that the preparation of a storm water plan be deferred until an applicant is seeking a building permit and at this time no further engineering is required. An engineering review of grading and retaining wall will be required at the time of building permit application.

Mr. Jim Picciano from 70 Hawkes Avenue was in attendance. He said he doesn’t see any problem with the proposed subdivision. There are several similar subdivisions in the area along Hawkes Avenue. Mr. Picciano introduced himself to Mr. Ciarcia. There were no further comments.

Mr. Krieger made a motion, seconded by Ms. Cohen and unanimously passed to close the Public Hearing at 7:45 p.m.

Richard Tontodonato, 516 North State Road, Renewal of Expired Site Plan Approval

Plans titled Additions & Alterations to 516 North State Road, Briarcliff Manor, NY, prepared by Joseph P. Paiva, Architect, P.C., originally dated May 21, 2012 with latest revision dated June 11, 2008 were submitted for review. The plans and application form are identical to an original submission from February 2008.

Mr. & Mrs. Tontodonato were in attendance. Mr. Tontodonato said he sold the property with the approvals and the new owners did not comply with the requirement for filing a building permit within the time frame specified. The buyers lost ownership of the property and it was returned to Mr. Tontodonato. The application is for a two-story addition in the rear of the existing one-story structure and a second floor addition above the existing one-story portion of the building. This project was in front of the Planning Board in 2008 and was approved by Resolution, June 11, 2008.

Mr. Stolman noted that applicable zoning codes may not have changed since the approval date of this plan, so the same plan should be appropriate for renewal of the site plan. Mr. Ciarcia said this project is under the threshold for storm water requirements and is more of a re-development plan, where they are not creating any new impervious.

Mr. Weeks set a Public Hearing for the October 10, 2012 meeting of the Planning Board.

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Veterinary Village, 516 North State Road, Site Plan Amendment

Mr. Ciarcia was given building permit plans and site plans for review. A change was requested by the builder for eliminating the basement level of the proposed Animal Hospital and instead providing a crawl space. After review and discussion it was determined that this change could be approved in the field by the Building Inspector. The drainage plan will not be affected. Site Plan review by Planning Board is not necessary.

Minutes

Minutes of August 22, 2012 were not available and were tabled to October 10, 2012.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Ms. Cohen made a motion, seconded by Mr. McWilliams that the meeting be adjourned to October 10, 2012. The meeting that was scheduled for September 26th was cancelled.

Time noted 8:45 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: October 10, 2012