

October 10, 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 10th day of October 2012. There were present the following members of the Planning Board:

George Weeks, Chairman
Dennis Kirby
Deborah Cohen
David Krieger

Absent: Gregory McWilliams, Vice Chair
Wayne Spector, Town Attorney

Also present: David Stolman AICP, PP, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandra Anelli, Secretary

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

Mr. Weeks opened the public hearing at 7:30 p.m., posting of legal notice and affidavit were on file. Mr. & Mrs. Tontodonato were in attendance. 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 on file. Mr. Stolman submitted and reviewed a memo, titled Tontodonato Site Plan, dated October 10, 2012.

Mr. Weeks asked Mr. Tontodonato to give a presentation to the public. Mr. Tontodonato explained to audience members that the proposal is the same as what was approved in 2008. He sold the property and the new owners let the approval expire, they did not comply with the requirement for filing a building permit within the time frame specified. The buyers then lost ownership of the property and it was returned to Mr. Tontodonato. The project is 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 approved by Planning Board Resolution, June 11, 2008.

Ms. Angela DiSisto, 12 Gordon Avenue, expressed concern with regard to trees that were supposed to be planted between the rear parking lot and the residential properties on Gordon Avenue. Ms. DiSisto said right now there are no trees, it is all weeds. She also asked for clarification on whether or not trees are supposed to be planted in the right-of-way, or on private property. She said trees were cut down several years ago and it has been left that way ever since. In response, Mr. Tontodonato said he never cut down trees; the new trees were never put in, but whatever is there now has been there for a while.

A condition of Mr. Tontodonato's site plan is that they provide measures and details for the protection of the existing trees and recommends new trees be six to eight feet in height at time of planting. Ms. DiSisto asked if Board members could come out to the site and look at what is there now. She said she just wants to make sure trees are planted. Ms. DiSisto said four trees hardly seem like enough. Mr. Weeks agreed tree planting is long overdue, what is there now is very sparse.

There were no further questions or comments. Mr. Krieger made a motion, seconded by Mr. Kirby and unanimously agreed to close the public hearing at 7:50 p.m. Mr. Weeks asked Mr. Tontodonato to return to the next meeting of the Planning Board for review of the Resolution of Approval.

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

Mr. Jim Zappi was in attendance. Plans titled Briar Commons, North State Road, prepared by Hudson Engineering & Consulting, P.C., originally dated October 26, 2010, with latest revision July 10, 2012 were on file. Mr. Weeks asked Mr. Ciarcia where the project is as far as drainage and runoff. Mr. Ciarcia noted that a report has been provided by Mr. Zappi that demonstrates he is handling on-site runoff and reducing it to pre-development levels, but more research is being done to make sure it is conveyed to existing systems without overloading. There are a couple of things that need to be done to resolve that. As far as runoff from adjacent properties, it is being handled appropriately.

This was not an official public hearing. Residents from the neighborhood were in attendance. Mrs. Victoria Trainham asked about an earlier comment where it was noted one unit from the twelve may have to be a one-bedroom unit, instead of two. It seems that the square footage calculations are minor. The Planning Board, at its discretion can approve a two-bedroom unit here in order to keep the project consistent.

Mr. Trainham asked for clarification on what the site was originally zoned for. Mr. Stolman explained that the site was originally zoned R10 Single-Family at the Gordon Avenue side and General Business in front at North State Road. The site was rezoned to entirely General Business for the purpose of multifamily development. Mr. Zappi said he tried to keep with the original R10 zone setbacks for side yard and rear yard distances when considering this plan.

Mr. Trainham asked about a proposed rock wall that will be built on their side. He said they have never had water problems and are fearful that this may change after construction. Mrs. Trainham asked if more trees like evergreens can be planted in the buffer zone between their properties. Mr. Albrecht, the other neighbor, asked if the density of trees can be increased on their side as well. Mr. Zappi agreed to planting extra trees all around. Also, Mr. Albrecht asked if there will be any rock drilling on weekends. Mr. Zappi said not on Saturday and Sunday. Also, drainage work will start on the Gordon Avenue side, but the majority of construction will be happening from North State Road. There were no further comments or questions. Mr. Weeks set a Public Hearing for October 24, 2012.

Minutes

Mr. Krieger made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the draft minutes of August 22, 2012, and draft minutes of September 12, 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. Kirby that the meeting be adjourned to October 24, 2012.

Time noted 8:55 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: October 24, 2012