

November 14, 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 14th day of November 2012. There were present the following members of the Planning Board:

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

Also present:

Wayne Spector, Town Attorney
David Stolman AICP, PP, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandra Anelli, Secretary

Richard Tontodonato, 516 North State Road, Site Plan Amendment (Renewal)

Mr. & Mrs. Tontodonato were in attendance. Mr. Stolman submitted and reviewed with the Board, a resolution of site plan approval, titled Tontodonato Addition and Alterations Resolution of Site Plan Approval, dated November 14, 2012.

Mr. Kirby made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the **Tontodonato Addition & Alterations, Resolution of Site Plan Approval**, dated November 14, 2012 as read.

Mr. & Mrs. Tontodonato thanked the Board.

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

Mr. Jim and Brian Zappi were present. Mr. Jim Zappi agreed to install a fence and more screening around the site as requested by residents at an earlier meeting. He presented the plan showing five extra parking spaces, but argued that the original parking plan is sufficient for the number of units. This adds five to the total shown on the earlier plan. He said he can show these spaces on the approved drawings as potential parking spaces and if they are needed at a later date they can be altered. He referred to the building at the corner of North State Road & Chappaqua Road, Briar Oaks, where there are twelve two-bedroom units. He said this parking lot is always empty.

Mr. Zappi noted that the project will be managed by homeowners association when complete. Mr. McWilliams asked if there was any thought given to snow removal. There is not enough space on site to for large amounts of snow. Mr. Zappi said the snow can be carted away, but ultimately the HOA will have to make those types of decisions with a snow removal contractor of their choice. Mr. Kirby made reference to the HOA for Country Meadows; he said in most cases a smaller HOA can run into management problems. At Country Meadows homeowners withheld contributions, maintenance issues became a problem for the residents who live there. Mr. Kirby stressed that the planning board should consider putting something in place to protect these homeowners from undue challenge.

The Board continued to discuss parking options. Mr. Krieger said residents will use their garages for storage instead of parking a car. This leaves a driveway parking space and one guest space. Mr. Ciarcia noted that the common parking spots are shown on the individual lots, easements for this need to be shown on the plat. Mr. Zappi said this was done on a more recent copy of the plat. The newer plat was not submitted.

Mr. Zappi disagreed with the need for extra parking. He left the meeting abruptly. Mrs. Victoria Trainham said the residents in the neighborhood would like the Board to assure them that there will be absolutely no parking on Gordon Avenue. In response, Mr. Trainham said Mr. Zappi agreed to the fence. Mrs. Trainham asked what would happen if a future resident of the development were to have a home-office type use. Mr. Spector noted that this can be something that is prohibited for this development, as a precautionary measure. Mr. Ciarcia added that as an option on extra parking, the spaces can be shown as future potential spaces. A note can be put on the plans and if the HOA decides they have a parking issue, they know this was thought out by the Board and additional parking can be easily added.

November 14, 2012

There were no further questions or comments.

Minutes

Ms. Cohen made a motion, seconded by Mr. Krieger, and unanimously passed to adopt the draft minutes of the October 24, 2012 meeting of the Planning Board.

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 November 28, 2012.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: November 28, 2012