

January 11, 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 11th day of January 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
James J. Vanoli, Town Engineer

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

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. Mr. Stolman submitted and reviewed a memo titled General Electric Company / Re-imagining Crotonville – Phase B – Amended Site Plan Review, dated January 11, 2012.

The applicant is seeking Amended Site Plan, Steep Slopes, Tree Removal and Wetland Permit Approvals for Phase B of the project. Recent modifications to Phase B are as follows:

1. The existing Gate House is proposed to remain; the Applicant is no longer proposing replacement of the Gate House.
2. The demolition and reconstruction of the Education Building is proposed to be minimized.
3. The addition to the Education Building is proposed to be reoriented.
4. The Village Residence Building and associated pedestrian walkway is proposed to be redesigned.
5. The pedestrian walkway is to be relocated out of the regulated wetlands.
6. The number of overnight rooms in the Village Residence Building is proposed to be increased from 37 to 60 rooms.
7. The underground parking for the Village Residence Building is proposed to be eliminated and the required parking is proposed to be located at-grade throughout the campus, including 23 spaces to be located on one of the existing tennis courts.
8. The overall building coverage is proposed to be decreased from 19% to 17%.
9. The amount of on-site impervious surface is proposed to be increased by 1.19 acres due to the proposed at-grade parking areas.
10. The amount of steep slope disturbance is proposed to be decreased by 0.19 acres.

Based on this review, the Planning Board reaffirmed its original Negative Declaration, and concluded that Phase A and modified Phase B will have no significant adverse impact upon the environment.

A memo by James J. Vanoli, P.E. dated January 11, 2012 was on file and read by Mr. Stolman.

Revised Site Plans dated December 5, 2011 were received and reviewed for Storm Water Management Practices. Additional impervious areas were shown on the revised plans, primarily as a result of the additional parking spaces at various locations throughout the site. Previously proposed storm water management facilities have been adjusted adequately to accommodate the changes. The revised plans meet the Town's requirements and are acceptable.

Mr. Weeks set a public hearing for Phase B of the project January 25, 2012.

January 11, 2012

Chapter 50 - Accessory Dwelling Units in Single-Family Homes (Proposed Amendments)

Mr. Stolman submitted and reviewed with the Board, a draft of Proposed Amendments to Chapter 50 of the Town Code, dated November 4, 2011. Recommended changes include permitting an accessory dwelling unit in an accessory building on single-family lots. Original standards and criteria to apply and be approved for an accessory apartment special permit will still remain. After review and discussion, Mr. Krieger made a motion, seconded by Ms. Cohen and unanimously agreed to refer changes to the Town Board for further review.

Minutes

Ms. Cohen made a motion, seconded by Mr. McWilliams, and unanimously passed to adopt the draft of Planning Board Meeting minutes of December 14, 2011.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. McWilliams made a motion, seconded by Mr. Krieger that the meeting be adjourned to January 25, 2012.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: January 25, 2012