

March 28, 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 28th day of March 2012. There were present the following members of the Planning Board:

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

Absent: Dennis Kirby

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

OPA Homes LLC, 52 Old Albany Post Road, 3-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. George Laoutaris, Mr. Nick Laoutaris, Applicants and Mr. Thomas Donohue, Engineer were in attendance. The applicant submitted a Steep Slope application, received March 28, 2012. Mr. Donohue gave an overview of the plan to the public. A three-lot subdivision is proposed. There is one home on the center lot; two new lots with retaining walls are proposed. These lots meet the requirements of the R5 Zoning District in which they are located.

Mr. Walter Rizzi, 48 Old Albany Post Road asked how close the proposed house will be to his property line. In response; Mr. Donohue noted that it would be 10.3 feet to the property line. Mr. Rizzi added that there are ongoing problems with parking in the area. Mr. Weeks reported that the subdivision is legal and meets the zoning requirement for the area. Mr. Rizzi also asked for clarification on ownership of retaining walls. Mr. Stolman invited Mr. Rizzi to look closely at the plan; the plan shows it to straddle the property line. Mr. Rizzi noted that the trees on the rock wall look like they pose a problem and he was told they cannot be removed. Mr. Weeks clarified that if the trees and rock wall are in the Town easement then Town Highway should be notified. If the trees are on the property, then the homeowner is responsible for them.

Ms. Daria Gregg, 51 Old Albany Post Road, expressed that parking is a real issue. Two to three cars park in front of this property regularly. She is unsure if it is street parking or if they are parking on the property illegally. She added that a multi-family parcel, 57 Old Albany Post Road, uses this area for parking. Mr. G. Laoutaris clarified that the new homes will provide driveways that are 20 feet or more in length and a garage under. Mr. Donohue added that residents from other homes should park on their own property.

Mr. Arthur Schmidt, 2 Cliff Drive, asked if the retaining walls are going to be removed or are the homes going to be built on the upper level of the property. Mr. Donohue noted that part of the wall will be removed for the driveways and the homes will be on the upper level. Ms. Gregg stated that this will disturb Mr. Rizzi's wall and property. Mr. Stolman clarified that the portion of the stone wall adjacent to Mr. Rizzi's property will not be disturbed. The first proposed driveway is approximately 30 feet away from Mr. Rizzi's property. Mr. Donohue showed the Architectural plans to members of the audience.

Mr. Gareth Hougham, 53 Old Albany Post Road, expressed concern with traffic in the area. There are unsafe conditions for pedestrians walking dogs or children walking in the area. He also indicated that residents from the multi-family parcel, 57 Old Albany Post Road, use this side of the street for parking. Mr. Hougham also noted that possibility of sidewalks would be a benefit to the area. Ms. Gregg added that the speed limit is 30 but most drivers travel at 50 along Old Albany Post Road. Mr. Weeks agreed to notify the Highway Department and the Police Department on these issues. Mr. Schmidt added that the stop sign at Stanley Avenue and Old Albany Post Road is regularly ignored. According to Mr. Schmidt, drivers do not stop at this stop sign and speed through the roadway recklessly. Again, Mr. Weeks agreed to report these issues to the Police Department and will have the multi-family parcel at 57 Old Albany Post Road investigated by the Building Inspector. He clarified that these issues are separate from what is being applied for here. These proposed homes provide adequate off street parking.

There were no further comments from the audience or the Board. Ms. Cohen made a motion, seconded by Mr. Krieger, and it was unanimously passed to close the public hearing at 7:55 p.m.

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Tinman Management, 37A Old Albany Post Road – Site Plan Amendment PUBLIC HEARING

Mr. Weeks opened the public hearing at 8:00 p.m., posting of legal notice and affidavit were on file. Mr. Jim Damm and Mr. Javier Taborga were present. Mr. Taborga gave a presentation of the proposal to the public. A new storage building is proposed along the rear of the property to organize and clean up the site. The project also involves site modifications for parking and landscaping.

Mr. Arthur Schmidt, owner of 15 Stanley Avenue submitted a report and pictures of current conditions. Mr. Schmidt asked if the storm drain could be checked. Additionally, he reported that there is a fence along Stanley Avenue that is in serious disrepair. Also the parking on Stanley Avenue (some of which is provided by 37A Old Albany Post Road) is overcrowded. Mr. Schmidt also asked if the Town could provide Item 4 or asphalt at these parking spaces. This is not Town property these spaces are provided by the property owner of 37A. Mr. Damm said that they allow residents to park at these spaces through a handshake agreement and they provided a fence which is continually damaged by cars that park there. According to Mr. Damm, garbage is sometimes tossed over the fence on to his property. Mr. Schmidt insisted that the parking issue has to be addressed. Mr. Damm assured Mr. Schmidt that they are not removing the parking spaces, and they will replace sections of the fence. Mr. Schmidt said there are too many trucks parked at the site, from Stanley Avenue, it looks bombed out and needs to be dressed up. Mrs. Roberta Schmidt asked if this new garage would allow for more trucks coming in. She added that all the cars and motor cycles going into this site go right through the stop sign. Again, Mr. Weeks assured the audience that the Police will be made aware of the stop sign issues, the road and traffic issues.

Mr. Weeks reminded the audience that the applicant has been ordered by the Town to clean up the site and remove the outdoor storage which is not allowed by law. The plans provide cleanup of the site and storage of the vehicles.

Mr. Gareth Hougham, 53 Old Albany Post Road asked if there were an option of making the building look like a Quaker Barn instead of a utility building. In response to Mr. Hougham, Mr. Vanoli clarified that according to the building elevation and grade, there will only be about seven feet of roof showing. Additionally a six foot fence is placed at Stanley Avenue, and eight foot trees planted in between the building and the fence. Initially, the trees will peek over the top of the fence at time of planting and within two years will reach well over the peak of the roof to create a buffer.

There were no more comments from the audience or the Board; Mr. McWilliams made a motion, seconded by Ms. Cohen to close the public hearing at approximately 8:00 p.m.

Minutes

Mr. Krieger made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the draft minutes of Planning Board meeting January 25, 2012.

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

Mr. McWilliams made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the draft minutes of Planning Board Meeting February 29, 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 April 11, 2012.
Time noted 8:40 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 11, 2012