

June 26, 2013

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 26th day of June 2013. There were present the following members of the Planning Board:

George Weeks, Chairman  
David Krieger  
Deborah Cohen  
Dennis Kirby

Absent: Gregory McWilliams, Vice Chair

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

#### **Audubon Manor Co., LLC, 501 North State Road, Site Plan Amendment**

---

Mr. Anthony Beldotti was in attendance, accompanied by his son Anthony Jr. Mr. Beldotti Sr. gave an overview of the project at 501 North State Road. The building is under construction by way of building permit issued to prior owners for reconstruction of an automobile repair shop. His plan is proposing 5 additional parking spaces to the existing 14 spaces. Mr. Beldotti noted that they are in the process of abandoning an existing septic tank and tying into the Briarcliff sanitary sewer and water system. This opens up more area on site for the additional parking spaces. Mr. Stolman asked Mr. Beldotti to clarify what the building will be used for. In response, Mr. Beldotti said he would like a determination on the parking before he designates the site specific use.

Mr. Beldotti said they are in the early stages of doing a marketing plan. He doesn't want to eliminate any options. The additional parking will help the site either way. If he can get a retail tenant, he will come back to the Planning Board and designate the site for that use. If he gets an automotive tenant he will designate the site as that. He mentioned that it was his understanding that the automotive use is a grandfathered use for this property. Mr. Spector clarified that the Board cannot approve a site plan as a flexible use. Mr. Beldotti urged the Board to consider approval of the parking spaces only. He would like to offer more options to the potential tenants. He expressed that in these times it is difficult to obtain a tenant. It also may be difficult for an automotive tenant. His first step would be to add the extra parking spaces and then take further action to designate a use by way of obtaining a tenant.

Mr. Stolman and Mr. Spector reviewed sections of the code where it outlines non-conforming uses and grandfathered uses. The first steps of consideration may require a review of the property file and history of events and the building permit to be sure automotive is still a permitted use. Mr. Beldotti said that the building permit is current and it states that the building must be built on the existing footprint as an automotive building. He purchased the building and the building permit with intentions of following the permitted building as shown. The front of building shows three garage door openings. The interior is not ready at this time. Mr. Beldotti said that these doors can easily be converted to storefronts for retail. Mr. Beldotti showed Board members the current building plans. He also asked the Board for review of the parking spaces only because he is not ready to determine what the building will be used for without knowing if his parking plan is acceptable. There is also the issue that there is no overflow parking along North State Road. Mr. Weeks agreed on a review of the parking spaces only. Potential uses can be determined at a later date.

#### **Miscellaneous**

---

**Yogolicious Briarcliff:** Applicants were delayed and asked to be put on the agenda for July 10, 2013.

**Richard Tedesco Jr:** Application was reviewed at the June 24, 2013 ZBA meeting. The meeting was tabled for more information to be provided by the applicant.

**EAC:** Mr. Kirby reported the EAC is drafting a letter to the Planning Board with comments and review of the High View Farm EAF and Wetlands Report. Additionally, the EAC is inquiring what type of SEQRA action is being addressed. The project is still in the early stages of review. No reports or comments from involved agencies, or new plans have been submitted at this time.

June 26, 2013

## **Minutes**

---

Mr. Kirby made a motion, seconded by Ms. Cohen and unanimously passed to adopt the draft of Planning Board Meeting minutes of June 12, 2013.

## **Adjournment**

---

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Krieger made a motion, seconded by Mr. Kirby that the meeting be adjourned to July 10, 2013.

Time noted 8:55 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**Approved: July 10, 2013**