

July 9, 2014

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 9th day of July 2014. There were present the following members of the Planning Board:

George Weeks, Chairman  
Gregory McWilliams, Vice Chair  
Dennis Kirby  
David Krieger  
Gareth Hougham

Also Present:

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

#### **Dennis Dunstan, David Vilage, 38 & 36 Stormytown Road, Lot Line Amendment**

Mr. Dunstan, 38 Stormytown Road, and Mr. Vilage, 36 Stormytown Road, were in attendance. Mr. Dunstan submitted a preliminary plat, titled Lot Line Adjustment Map of Property Situate in the Town of Ossining, Westchester County, New York, prepared by Joseph R. Link, Licensed Land Surveyor, dated June 29, 2014 with a copy of Short Environmental Assessment Form dated June 30, 2014. The proposal is to transfer 18,388 square feet of property from Dunstan, 38 Stormytown Road, over to Vilage, 36 Stormytown Road. Mr. Dunstan's lot is 73,240 square feet in size. Mr. Vilage's property is currently 32,667 square feet in size.

Mr. Dunstan presented the plan to the Board. He is putting his house on the market shortly after this project is completed. There is no construction is being proposed. His neighbor, Mr. Vilage, has offered to purchase the vacant land in order to increase the size of his own lot for regular residential use. Mr. Weeks asked Mr. Dunstan to locate the driveways. This was not shown on the map.

Mr. Ciarcia submitted and reviewed a memo, dated July 9, 2014. A copy of this was given to Mr. Dunstan. The memo says the map should be amended to show all utilities and driveways so that any potential encroachments in the area to be conveyed may be identified. Also, to provide evidence that both properties are connected to public water and public sewer systems. Mr. Dunstan noted that there is a diagonal telephone line that crosses the property. Mr. Ciarcia explained that either the line can be moved or an easement for this should be recorded on the map. Mr. Dunstan asked if the Board would like to see a copy of the agreement document being prepared by their attorneys. Mr. Spector said yes. Mr. Stolman said both property owners should be listed on the map with signature blocks and there are other changes that will need to be put on the map. Mr. Stolman will review and provide a report for the next meeting of the Planning Board. Mr. Dunstan thanked the Board.

#### **Amendment of Multifamily Provisions of the Town Zoning Law**

Mr. Stolman submitted and reviewed a copy of local law titled Local Law for the Purpose of Amending Multifamily Provisions of the Town Zoning Law dated July 9, 2014. Amendments to the law will expand opportunities for multifamily housing and increase opportunities for more affordable housing in the Town. After review and discussion about minor revisions, the Board agreed to refer proposed Zoning Text Amendments re: Multifamily Provisions of the Multifamily, Multifamily-Inn and General Business Districts to the Town Board with amendments.

#### **Miscellaneous**

**Briar Commons LLC, 558 North State Rd.** – A letter from Victoria & Ronald Trainham, 55 Gordon Ave., dated July 2, 2014 with photos was submitted and reviewed by the Board. The Trainhams are neighbors to the site and are inquiring on the status of the project.

A copy of a rendering titled Addendum A: Elevation of Storm Water Management received from Briar Commons July 9, 2014 was on file. The sheet includes a view of the proposed retaining wall, fencing, and plantings around the proposed storm water vault. Mr. Weeks noted this can be considered a field change. However, if the Board does not like this option, the builder can remove it and build it to the original specification. Maintenance and improvements to the system are to be handled by the future Home Owners' Association.

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The vault will not be dedicated to the Town. Mr. Ciarcia said this change is somewhat of an improvement with regard to their storm water prevention plan (SWPP). Dr. Hougham mentioned that the retaining wall materials appear to be artificial. A natural stone is always more attractive. Mr. Ciarcia said there will be foundations built on either side of this (other buildings were not shown in the photo). Mr. Kirby said this could have a real negative curb appeal, a lot of concrete with two foundations plus the vault. Mr. Ciarcia said the vault will be somewhat hidden, also it will provide easy access for the person cleaning and/or unclogging the drainage systems in the future. Additional trees and fencing around the site will screen the area when complete. Because it is a larger structure, it will retain more water which reduces the rate of release. Mr. Stolman said he will review the architectural plans to see what type of finish is shown for the foundations.

## **Minutes**

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Mr. Krieger made a motion, seconded by Mr. Kirby, and unanimously approved to adopt the draft of Planning Board minutes for the meeting held June 25, 2014.

## **Adjournment**

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There being no further business to come before the Planning Board of the Town of Ossining, Mr. McWilliams made a motion, seconded by Mr. Kirby that the meeting be adjourned to July 23, 2014.

Time noted 8:40 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: August 13, 2014**