

November 12, 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 12th day of November 2014. There were present the following members of the Planning Board:

Dennis Kirby, Acting Chairman
David Krieger
Gareth Hougham

Absent: George Weeks, Chairman
Gregory McWilliams, Vice Chair
Wayne Spector, Town Attorney
David Stolman AICP, PP, Frederick P. Clark Associates, Inc.

Also Present: Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

Artis Senior Living LLC, 553 North State Rd., Site Plan Amendment

Mr. Kirby opened the meeting at 7:30 p.m. The Environmental Advisory Committee submitted letter dated November 2014. Referral comments from Westchester County Department of Planning dated November 10, 2014 were also on file. Application materials, cover letter and plans prepared by the applicant were received October 29, 2014 and on file.

Ms. Janet Giris of DelBello Donnellan Weingarten Wise & Wiederkehr, LLP, Mr. Max Ferentinos, Artis Senior Living, and Brian Hildenbrand, P.E., Kellard Sessions were in attendance. Ms. Giris gave a brief overview of the proposal to the Board. They are awaiting SEQR review. The Planning Board is lead agency. They are also currently in front of the Town Board for a Zoning Amendment.

The property is located on the north side of North State Road. It is approximately 1.53 acres and is located in the GB zoning district. The applicant is seeking to redevelop the property with a high-quality 64 bed memory care assisted living facility catering to persons with Alzheimer's disease and other forms of dementia.

The proposed building is approximately 35,500 square feet with 33 parking spaces. The facility is intended to contain 64 beds in two wings of the building. The residents of the proposed facility will live in semi-private and/or private rooms and will have structured activities managed and directed by staff members trained specifically in caring for persons with memory impairment.

As proposed on the plans, the project will have access from a single curb cut from North State Rd. Additionally, a new storm water management system, new sanitary sewer, and new domestic water and fire supply systems will be constructed to service the facility. Landscaping and a variety of trees and buffer are also proposed.

Mr. Kirby announced that the project is being referred to the Town's consultants for review. Ms. Giris said since the next meeting is scheduled for December 10th there is sufficient time for a response. She also clarified that the plan has been reviewed earlier in the year and not much has changed since that submission. A few more added details relating to site plan requirements.

Mr. Ciarcia mentioned parking and flow of the parking lot were discussed also a second curb cut may be required because it is a dead end parking lot. Also, comments from Westchester County note the North State Road sidewalks are not shown on the plan. It is understood that the zoning change may accommodate a lower parking ratio. Ms. Giris said there is no parking ratio that exists currently for this type of use. They have proposed parking spaces in accordance with Institute of Traffic Engineers (ITE) standards and have added a few to that number. The building will be sprinklered but access around the rear of the building is limited. Ms. Giris said the reason for that is for controls needed for the residents. There is fencing at the rear of the property and the courtyard is used by the residents. She urged that the area needs to be fenced in and secured. Additional Parking at the rear just wouldn't work well for this use.

Dr. Hougham reviewed EAC preliminary analysis draft comments. In response, Ms. Giris clarified that the long EAF form was submitted July 17, 2014 to both Boards for review. The EAC letter is asking for a revised wetland analysis. Mr. Hildenbrand responded that this area is not recognized as a significant wetland regulated by the Town or listed on any state registry as a regulated wetland. Mr. Hildenbrand said they are being sensitive to the wetlands, habitat and have limited disturbances as much as possible. They are also keeping with the existing drainage flow path.

November 12, 2014

Ms. Giris added that they do not want the Board to think they deem the wetland insignificant. They have tried to be very sensitive of a small wetland area which is not regulated by the Town. They are being respectful of that and have tried to design the project and drainage system which respects that. Dr. Hougham urged that they continue to be sensitive to the wetlands in the area since this area has changed over the last 10 years or so and is prone to flooding.

Mr. Krieger asked about the level of noise that may occur with the emergency generator. Mr. Hildenbrand offered to provide information sheets with regard to this. Dr. Hougham also reviewed EAC comments with regard to their landscaping plan and the EAC's recommendation to replace invasive plant species with non-invasive species. A list is provided in the memo.

Mr. Ciarcia asked the applicant to provide some detail on the operations of the proposed loading area with regard to trucks and deliveries of food items and other necessities. Also to consider the rear area behind the fence line, there is 90 feet of pipe which could be shortened and re-graded to expand the wetlands on the other side of the fence line. Dr. Hougham asked if the applicant could map all wetlands within a 200 foot buffer.

This was not an official public hearing. Mr. Kirby opened up the meeting for comments from the audience:

Ms. Donna Sharrett, Morningside Drive, said that they have had several problems with the tenants in the existing house with debris and dumping. There was also a lot of brush covering the wetland from surrounding properties at the time of Mr. Sessions' survey/study of the wetland. These things may have prevented an accurate mapping of the stream. She asked if they would return to re-survey the area. The stream goes under the property and back out to North State Road. Mr. Hildenbrand said they are going to provide appropriate drainage in order to accommodate any water. He also noted that he would check to see if that intermittent stream is considered regulated outside of NYC Watershed. Ms. Sharrett urged that an accurate mapping of this stream be considered again.

In response to Ms. Sandra Dellano, North State Road, the proposed facility falls under the New York State Department of Health. Ms. Sabrina Albrecht, North State Road, expressed concern with regard to noise, parking and traffic.

Mr. Kirby announced that there are a number of absences this evening, Chairman, Board Members, Town Attorney and Planning Consultant, but assured the audience that all of their concerns and questions will be reviewed and addressed.

Ms. Giris thanked the Board.

Miscellaneous

Tinman Management, 37A Old Albany Post Road: A building permit for a new commercial storage building was issued December 1, 2014.

Minutes

Due to lack of quorum, draft minutes of Planning Board Meeting October 8, 2014 were held over.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Krieger made a motion, seconded by Dr. Hougham that the meeting be adjourned to December 10, 2014.

Time noted 9:05 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: December 10, 2014