

January 8, 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 8th day of January 2014. There were present the following members of the Planning Board:

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

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

Grant Subdivision, 68 Somerstown Road, 2 Lot Subdivision & Wetland Approval

Mr. McWilliams recused himself from the Board on behalf of the applicant. The subdivision, under different ownership, was reviewed and approved several times by the Planning Board; originally as the Carrafiello Subdivision, approved by Resolution in 2003, later approved in 2006 and again in 2007. The Grants purchased the property with the intention of pursuing the same subdivision and wetland approval application. Plans dated December 2, 2002, with latest revision date of April 30, 2003, by Gregory McWilliams A.I.A. and wetland evaluation/update report dated December 30, 2013, by Tim Miller Associates, Inc. were submitted and on file.

Mr. McWilliams discussed the pond on the property which is part of the wetlands approval. The lot is a flag lot located in the R40 Zone. Driveway access is provided from Route 133, or Somerstown Road. One lot is approximately 2 acres in size the other is a little over 1 acre. Sewer and water connections will be provided. The proposed homes will use a gravity pump system for sewer. The homes are just outside of the 50 ft. wetland buffer, inside of the 100 ft. wetland buffer. The main area of wetland is primarily located within five feet of the waters' edge. Mr. McWilliams inspected the site with Tim Miller Associates early December 2013. He described the property as an open meadow and provided photos for the Board. No trees will be taken down onsite. One open item which was applied for in the past by Mr. Carrafiello was obtaining a permit from the Department of Transportation (D.O.T.).

Mr. Ciarcia raised the question of an onsite manhole and pipes shown on the map. It is unclear if this drainage network is privately owned or Town maintained. Mr. Ciarcia recommended identifying the owner or owners of the pipe. Further review of the original survey or plat is necessary. Also, an easement should be in place in order to clarify this, a note can be added to the new plat if needed.

Mr. Kirby expressed concern with the 50 ft. wetland buffer from the edge of the pond to the proposed homes. The pond in this area seems to be a substantial water body. He asked if 100 ft. buffer would be required in this case. Mr. McWilliams relayed that this pond is deemed a local water body by other agencies; not a watercourse or stream. The property actually goes up hill from this point towards Tavano Road. Mr. Stolman clarified that the wetlands law doesn't prohibit building inside the buffer zone. There are certain precautions and procedures required during development and design phase. The earlier approval recommends the homes be built without basements. Other wetland protection measures will be written into the resolution.

A public hearing was set for January 22, 2014 then postponed for an Environmental Advisory Committee review and report of the plan.

Miscellaneous

High View Farm: Copies of letters dated November 14, 2013 from Mrs. Wendy Masserman and November 18, 2013 from Mr. Bill Jaenike were submitted to the Board and on file.

Copies of EAC Wetlands Survey Report dated November 12, 2013 and Review and Report of the Full Environmental Assessment Form (EAF) dated September 19, 2013 were also distributed to the Board and on file.

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Minutes

Mr. Krieger made a motion, seconded by Mr. Kirby, and unanimously approved to adopt the draft of Planning Board minutes for the meeting held November 13, 2013.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Kirby made a motion, seconded by Ms. Cohen that the meeting be adjourned to January 22, 2014.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 9, 2014