

October 7, 2015

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 7th day of October 2015. There were present the following members of the Planning Board:

Ingrid Richards, Chair  
Greg McWilliams, Vice Chair  
Dennis Kirby  
Gareth Hougham  
Jim Bossinas

Also Present:

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

### **Parth Knolls LLC, 87 Hawkes Avenue, Site Plan**

Mr. Anthony Beldotti Sr., Mr. Jorge B. Hernandez, Architect, ARQ.HT, LLC and Mr. Joseph Riina, PE, Site Design Consultants were in attendance. Engineering Plans prepared by Site Design Consultants, dated September 25, 2015 were on file and presented to the Board by Mr. Beldotti. He said they have changed the layout of the Pool House so it would not interfere with the view of neighboring Deerfield Condo property. The tree plan shown is going to be modified. A more complete tree plan will be submitted for the next meeting. The utility plan includes a new hydrant and water main details. This was discussed and determined during a site meeting with Village of Ossining water personnel. There is proposed work with regard to the two existing sewer pump stations. Currently there are two, the developer is proposing to eliminate one pump station and upgrade the second one. The proposal for pump station work is being reviewed by the Town Board at this time. The Planning Board will have to review and approve engineering items related to the Plan. In addition, Mr. Ciarcia noted that ultimately this would all have to be reviewed and approved by the Health Department as well.

Mr. Stolman noted that Town's Wetland Consultant, Mr. Stephen Coleman, will be reviewing the wetlands. He also alerted Mr. Beldotti that changes to the Town's wetlands law are currently being reviewed by the Town Board and may be adopted shortly. It was recommended that Mr. Beldotti review the draft local laws that are available at the Town Supervisor's Office. Mr. Beldotti asked if there is any way their application can be grandfathered since they have done a considerable amount of work and applied current laws to their proposal. Mr. Stolman noted that the Town Board can make that determination, the Planning Board cannot. Also, the Town Board may be adopting the new laws very soon, mid November.

Mr. Stolman submitted and reviewed a memo, dated October 7, 2015, titled Parth Knolls, LLC Residential Project. After some discussion about the required recreation area for the project, Mr. McWilliams recommended that the children's play area could be moved closer to the building where supervision of smaller children can be available. The proposed bridge and path over the wetland and walking trail with benches and pool area seem appropriate. Dr. Hougham agreed that walking trails in the back with the wood pedestrian bridge and a closer play area for children seems like a nice idea. His suggestion is that they utilize some of the stream for a garden area and possibly with steps down to the water. Dr. Hougham reminded the applicant of changes to the tree ordinance and urged that they remove any invasive species from their plan, if any.

Mr. Stolman pointed out that more information should be provided with regard to steep slopes, tree, and wetlands. Additional parking may be necessary in the case that someone is having a party or an event where extra cars would be on site. Mr. Stolman suggested land banking certain parking spaces. When parking is needed, or if extra parking is needed for the residents who live there, these can be easily converted into additional parking spaces. Mr. Beldotti said they are in the process of doing a traffic study. Mr. McWilliams recommended checking on the alignment of the driveways from the street and recommended a slight change to the parking lot layout of building 1, where if one space is eliminated at the end of the row it would allow for someone to make hammerhead type turn. Mr. Kirby asked about parking garage spaces shown underneath the proposed buildings and if handicap spaces are available. Mr. Stolman clarified that the parking spaces under are generally the same size as parking spaces outside sometimes a little more space is needed in a garage because of columns and walls, etc. Mr. Beldotti said there is a handicap space provided next to the elevator inside. As far as parking, they intend to assign one spot in the garage for each apartment and then leave parking spaces outside unassigned. Mr. Beldotti said this seems to work well with past projects they have done. Mrs. Richards still urged that there should be a provision for visitor spaces and recommended they look at the worst case scenario as far as number of cars per unit which is usually more than one.

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Mr. Kirby agreed and asked Mr. Beldotti if they would be charging rent for additional spaces and if so, that may be a way to control some of the parking issues. Mr. Stolman reminded Mr. Beldotti that there is no parking allowed on Hawkes Avenue which is a State Road. Mr. Kirby expressed concern for the added traffic to the intersection of Kitchawan Road where it meets up with Croton Dam Road then onto Route 9A. After a lengthy discussion, the applicant agreed to look into the land bank idea for extra parking spaces he also said not every resident in the complex is going to use the same intersection every day.

Mr. Ciarcia provided a memo dated October 7, 2015 which outlines items to be addressed. Provide rim and invert elevations for all drainage and sewer structures. Investigate the feasibility of entering the pump station wet well at a lower elevation. Provide design report and plans for modification to the pump station. Investigate the feasibility of looping the proposed water main. Provide details of the proposed driveway crossing to the pool house. The stream is classified as "C" by the New York State Department of Environmental Conservation. Provide upstream and downstream inverts of pipes conveying the stream through the property. Provide a Storm Water Pollution Prevention Plan (SWPPP) for review.

### **DiPiano Subdivision, 60 Croton Dam Road - 2 Lot Subdivision**

The applicant's representative, Mr. Dan Collins of Hudson Engineering, presented plans dated August 26, 2015 to the Board. The property is located at the corner of Croton Dam Road and Narragansett (formerly McCord Road). The property is in the R-7.5 Zoning District. There is an existing 1 ½ story dwelling on site to remain. They are looking to subdivide a portion of the lot. The property is 24,657 square feet in size. The lot with the existing home on it will be approximately 17,156 square feet and a new 7,584 square foot lot will be created. Mr. Collins said the owners are not prepared to build out the lot at this time. He noted that the lots meet zoning setback requirements.

Mrs. Richards asked Mr. Stolman to do a detailed review of the plan. Mr. Ciarcia submitted a memo dated October 7, 2015 which addresses certain issues: Provide information on existing utilities and proposed connections. Provide an easement for the existing water service, or provide a new tap for the existing residence. Provide a Storm Water Pollution Prevention Plan (SWPPP) for review. Show the location of the proposed driveway. Provide elevations of the first floor and garage for the proposed residence. Show proposed grading.

Mr. Ciarcia noted that certain details with regard to placement of the home, the driveway location and grading must be demonstrated on the plan, even if the applicants are not intending to build at this time. Mr. Ciarcia noted that zoning setbacks are only one part of the criteria needed for a subdivision. Mr. Kirby asked if they could show the building to the right, Mrs. Richards agreed. Mr. Kirby also asked the applicant to show other existing driveways on the plan. He expressed concern about the site distance from this location. It is a tricky intersection and there's a steep slope going up from here. Mr. McWilliams said one of the houses next to this one has a retaining wall all around and in the front which must have been raised. He recommended they check this, show it on the plans and put a height on that retaining wall. Mrs. Richards urged that they come back with a more detailed plan. Mr. Collins agreed to provide more information and detail.

### **Minutes**

A motion was made by Mr. Kirby, seconded by Mr. McWilliams and unanimously passed to approve draft minutes of Planning Board meeting held September 16, 2015.

### **Adjournment**

There being no further business to come before the Planning Board of the Town of Ossining, Mr. McWilliams made a motion, seconded by Mr. Bossinas that the meeting be adjourned to October 21, 2015.

Time noted 9:00 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: November 18, 2015**