

November 18, 2015

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Joseph G. Caputo Ossining Community Center, 95 Broadway, Ossining, New York, on the 18th day of November 2015. There were present the following members of the Planning Board:

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

Absent: Dennis Kirby

Also Present: Wayne Spector, Town Attorney
Sami Suleiman, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

DiPiano Subdivision, 60 Croton Dam Road, 2 Lot Subdivision

The applicant's representative, Mr. Dan Collins of Hudson Engineering, was in attendance. The property is located at 60 Croton Dam Road in the One Family Residence (R-7.5) zoning district. The property is approximately 0.56 acres in size and located on the property is a 1 ½ story frame dwelling. Mr. Suleiman, F.P. Clark Associates, Inc. submitted and reviewed a memo titled DiPiano Subdivision, Subdivision Approval, dated November 18, 2015.

Mr. Collins verbally responded to the analysis and recommendation items provided in the memo. Mr. Collins discussed their storm water protection plan and said they have prepared a site distance map plan which was not submitted. Per their plan, they can provide 200 feet in each direction of unobstructed site distance. He said the property owners do not wish to build anything at this time.

Mr. Ciarcia referred to his earlier memo from October 7, 2015 and asked for clarification on whether there is a water main or water service on site. Mr. Collins said it is water service and it is located on 58 Croton Dam Rd. An easement will be required. Mr. Ciarcia also discussed grading and retaining walls and where those walls will be terminated and re-graded. Mr. Bossinas asked the applicant about screening which will be discussed when the water line is located. Mrs. Richards asked Mr. Collins to clarify the proposed lot lines. He showed the Board where the actual lot lines were on the plan. Mr. Collins agreed to modify the plans as discussed.

Parth Knolls LLC - Residential Project, 87 Hawkes Avenue, Site Plan Amendment

Mr. Suleiman submitted and reviewed a memo titled Parth Knolls, LLC Residential Project dated November 18, 2015. Mr. David Venditti of Gaines, Novick, Ponzini, Cossu & Venditti LLP addressed the Board. Mr. Venditti responded to comments from earlier meetings and comments provided in the F.P. Clark memo. Mr. Venditti submitted and reviewed his letter dated November 9, 2015 which was included in the applicant's November 9, 2015 submission.

Mr. Joseph Riina of Site Design Consultants introduced Mr. Tom Kerrigan, Engineer, who gave an overview of the plans to the Board. He said the project meets all of the zoning requirements. The required parking is 106, the applicant is providing 108. Six of the units are proposed to be below market rate (BMR). Mr. Kerrigan discussed the trash enclosure and impervious areas. Locations of the proposed buildings and driveways are shown. He outlined erosion controls and their tree protection plan. He further discussed their Storm Water Protection Plan, sewers, and water location.

Mr. Riina noted per recommendations received from Mr. Hamilton, Building & Fire Inspector, they prepared a fire access plan. The driveways have been expanded to 26 feet to accommodate fire trucks and they added hammerhead turn-around areas with appropriate turning radius near the pool building. Also, a fire hydrant will be placed at the front entrance and another hydrant further in on site. Mr. Riina noted that the plan meets and exceeds what is necessary for fire protection. Mrs. Richards asked the applicant to review the plan with the Fire Chief as well.

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Mr. Steve Marino, Senior Wetlands Scientist and Natural Resource Specialist from Tim Miller Associates reviewed areas of wetlands and watercourse on site and talked about their proposed mitigation plan. Additionally, they reviewed the plan based on what the new requirements of the Town's wetlands law would be. Mr. Coleman, acting as the Town's wetland consultant met with Mr. Marino on site for this review. Mr. Marino said most of the existing site is landscaped area and lawn.

There are walkways leading down to the stream and there is an existing ruin of an old mill building. Part of the plan is to convert some of the landscaped area back to a more natural buffer area. Mr. Marino indicated that the wetland shown at the rear is really a watercourse system, not really considered a wetland. Its main function is conveyance of flow from one end of the site to the other end of the site. The rest is piped where it goes through Deerfield. Per Mr. Marino, there is really not a lot going on as far as wildlife, or otherwise. They will do what they can to restore and enhance that area of the site. Mr. Marino noted that as part of their next submission they will be providing a landscape plan which will include the restoration of a number of native plants and shrub species to the site.

Mr. Ciarcia submitted and reviewed his memo, dated November 18, 2015. A field meeting was conducted to evaluate the condition of the existing sewage pump stations within the Deerfield development, and evaluate alternatives for the sewerage of the Parth Knolls project. The meeting was attended by the applicant, the applicant's engineer, the Highway Superintendent, and the Town's engineering consultant.

Although connecting the east pump station through Parth Knolls to west pump station would provide the opportunity to eliminate the east station, the Town may not have the easement rights required to implement this plan. The east station is contiguous to the Parth Knolls property, and the wet well appears to be deep enough to service both of the proposed residential buildings. The applicant would need to evaluate the operation of the existing pump station and determine if the pumps are capable of accommodating the additional sewage flow generated by the proposed project. The pumps may need to be upgraded to increase the capacity of the existing system. The pump control panel, electrical systems, and emergency generator would all have to be evaluated to determine the scope of the station upgrades.

The Highway Superintendent, who is responsible for maintaining the stations indicated, that this approach would be acceptable provided that the applicant upgrade the east pump station. The applicant also expressed a willingness to cooperate with this solution.

Should the easement issue be resolved, the elimination of the east pump station would be the preferred solution. However, in the absence of an easement to divert the sewage from the east station to the west station, connecting Parth Knolls to the east pump station may be the best alternative.

Mr. McWilliams urged that they consider his earlier comment where he suggested at the parking lot in front of building one they eliminate one parking space, stripe it, and make a turn-around area. Mr. McWilliams suggested that they move the garbage receptacles up in the curved area where it wouldn't interfere with traffic and it would be easier to screen. He also recommended changing around the striped isle in the parking area to provide space for an additional handicap parking space if needed in the future.

Dr. Hougham asked the applicant about the wetlands and its connections. He asked the applicant if they could make these connections at grade. Also, Dr. Hougham asked about the old building mentioned earlier. Mr. Beldotti said it could have been some type of a slaughterhouse but they are not sure, but it is in very bad shape and pretty much dilapidated. Dr. Hougham recommended to have the building looked at by an archeological consultant. Dr. Hougham asked if the applicant could have a consultant take a look at it and write a short memo on its age and potential past uses. Mr. Venditti agreed to have someone take a look at it and write a memo.

Mrs. Richards brought up the parking issue from earlier discussions and the need for additional parking when someone has a party, extended family, or weekend visitors, etc. There is no parking allowed on Hawkes Avenue. Mr. Venditti said the tenants have parking spaces assigned in the interior of the building and the spaces outdoors are available for visitors. Mr. Venditti read through their parking study which shows they comply with what is required by code. Mrs. Richards said she understands this, but the point is to ensure that there is enough parking here and to be able to accommodate the need for additional parking in the future. She urged that this is an important issue and it should be well thought out by the applicant as well as the Planning Board. Mr. Venditti also agreed to address this issue and discuss it further.

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A resident and representative of Fox Hill Condominiums asked to read her memo to the Board. Mrs. Richards announced that this meeting is not a public hearing but will accept brief comments. Certain points regarding an old plan to build a fire station in this area were mentioned in the memo and traffic issues at the intersection where Kitchawan Road connects to Croton Dam Road then Route 9A. Also, she spoke about flooding issues at Deerfield Condominiums. She said all of the condominiums in the area have water pressure issues. She urged that a project with a smaller footprint and less bedrooms would be better suited to the area. Mr. Richards thanked her for the input. There were no further comments or concerns.

Miscellaneous

Artis Senior Living was removed from this agenda. A memo from the Town's EAC regarding Artis, dated November 18, 2015 was received and submitted to the Board. Another memo from a resident of North State Road, dated November 17, 2015 also was distributed to the Board.

Minutes

A motion was made by Mr. McWilliams, seconded by Dr. Hougham and unanimously passed to approve draft minutes of Planning Board meeting held October 7, 2015. Draft minutes of October 21, 2015 were not available at this time.

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 December 16, 2015.

Time noted 9:00 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: December 16, 2015