

December 6, 2017

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 6th day of December 2017. There were present the following members of the Planning Board:

Ching Wah Chin, Chair
Gareth Hougham, Member
Jim Bossinas, Member
Marc Hoeflich, Member

Absent: Greg McWilliams, Vice Chair

Also Present: Katherine Zalantis, Attorney, Silverberg, Zalantis LLP
David Stolman, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

Martinelli Lots, 1 Roosa Lane & 64 Hawkes Avenue – Architectural Review

Mr. Martinelli, Applicant, Mr. Sessions, Engineer, and Mr. DeMasi, Architect, were in attendance. Mr. Sessions reviewed changes to the plan which were discussed by the Board in October. The homes are shown in two different finishes and one home faces on Hawkes Avenue and the other faces Roosa Lane. They altered some of elevations, modified some of the drainage and grading on the properties. They created a hammerhead driveway on the Roosa Lane property and added a retaining wall.

Mr. Stolman submitted and reviewed his memo, dated December 6, 2017. The memo includes minor comments regarding both lots. Under SEQRA, the proposed action is classified as a Type II Action pursuant to Part 617.5 and does not require further review by the Planning Board to identify potential adverse impacts. Mr. Ciarcia submitted and reviewed his memos, both dated December 6, 2017 which also include minor comments for the applicant to consider.

Mr. DeMasi provided a sample board showing the Hardie Plank Siding material and colors. Mr. Hoeflich said he visited the site and the proposed homes fit in well with the other properties on Roosa Lane. In response to Dr. Hougham's recommendation for brick or stone fireplace, Mr. DeMasi noted that there isn't a fireplace bump out proposed, but a direct vent system. Mr. Sessions asked for a public hearing as soon as possible. A public hearing was set for January 17, 2018.

Polzella Construction Corp., 72B Hawkes Avenue – Architectural Review

Mr. Polzella, Applicant and Mr. DeMasi, Architect were in attendance. Mr. DeMasi presented plans titled, Residence for 72B Hawkes Avenue, dated October 31, 2017. Mr. DeMasi provided a sample board with vinyl siding material in a cream color with white trim. Dr. Hougham asked about the siding. Mr. DeMasi said, in this particular area, all of the other homes are vinyl siding. The homes are a little closer together so Mr. DeMasi asked to keep vinyl siding for this. Dr. Hougham also suggested a mahogany style garage door, or doors painted in a mahogany shade. Mr. DeMasi said it sounds nice but doesn't work with the rest of the neighborhood they prefer to do the white doors. Ms. Zalantis recommended adding dark color decorative hardware to the garage doors instead. Mr. Polzella was in favor of this and Mr. DeMasi agreed to update the plan to include the hardware. Mr. Hoeflich also visited this site and agreed that the plan is in keeping with the surrounding homes and neighborhood. A public hearing was set for January 17, 2018.

Minutes

Mr. Bossinas made a motion, seconded by Mr. Hoeflich and unanimously passed to approve meeting minutes of the October 18, 2017 Planning Board meeting.

Mr. Hoeflich made a motion, seconded by Mr. Bossinas and unanimously passed to approve meeting minutes of the November 15, 2017 Planning Board meeting.

December 6, 2017

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Mr. Hoeflich that the meeting be adjourned to January 17, 2018.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: January 17, 2018