

February 21, 2018

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 21st day of February 2018. 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

Polzella Construction Corp., 72B Hawkes Avenue –Resolution of Architectural Review Board Approval

Mr. Stolman submitted a Resolution of Architectural Review Board Approval, dated February 7, 2018. The applicant was not in attendance. The applicant was not in attendance.

River Knoll Development, 40 Croton Dam Road Review Draft Environmental Impact Statement, (DEIS)

Mr. William Null, Cuddy & Feder and Mr. Graham Trelstad, AKRF were in attendance. Mr. Stolman submitted and reviewed with the Board a memo titled River Knoll- Completeness Review of Revised Draft Environmental Impact Statement dated February 7, 2018. The memo recommends the Planning Board as lead agency:

1. Find the revised DEIS to be complete.
2. Set the date for a Public Hearing on the DEIS;
3. Establish a written comment period to end following the close of the Public Hearing; and
4. Have the DEIS filed along with a Notice of Completion and Public Hearing.

Mr. Bossinas asked about review of this from the Town Board. Mr. Stolman and Mr. Null noted that as part of the process, copies are provided to all Boards, as well as departments in the Village of Ossining. Dr. Hougham asked about Department of Transportation and what mitigation is the applicant willing to provide with regard to the traffic situation and the intersection of Croton Dam Rd. and Route 9A. Mr. Null said that they are proposing an enhancement to the condition, not necessarily mitigation. Route 9A is a State Highway. The applicant will include NY State D.O.T. as an involved agency. Dr. Hougham asked if the traffic analysis provides estimate in change of wait times at the intersection and if this will change from waiting three light cycles which is current to four or six? Mr. Trelstad said wait times and level of service are provided in the traffic impact study. Dr. Hougham wanted to be sure, as this is an extremely important issue to the residents using the intersection currently. Mr. Stolman pointed out that the SEQRA process will give the planning board more time to work out issues and allow for public input and review before acceptance of a final draft environmental impact statement. Acceptance of the final draft will be only if it meets the needs of the board and the public. After some discussion and overview of process, Mr. Chin asked if there were any residents in the audience that would like to comment. There were none.

Mr. Hoeflich made a motion, seconded by Dr. Hougham and unanimously passed to find the **Draft Environmental Impact Statement dated January 26, 2018 adequate with respect to scope and content for the purpose to commence public review.**

After discussion regarding the Planning Board and possible meeting dates, it was agreed that April 4, 2018 would be appropriate to schedule the DEIS hearing. Mr. Hoeflich made a motion, seconded by Dr. Hougham and it was unanimously passed to **Set a Public Hearing for the River Knoll DEIS on April 4, 2018 and to leave a public comment period open until April 18, 2018.**

Mr. Trelstad stated he will provide 25 copies of the DEIS for distribution to Town Boards and a copy will be filed at the Ossining Public Library. Mr. Null and Mr. Trelstad thanked the Board.

Rayford Daverne & Sons, 52-1 & 52-3 Old Albany Post Road, Architectural Review

Mr. John Fussell, Applicant, was in attendance. Mr. Fussell submitted materials and drawings dated February 12, 2018. The property is on Old Albany Post Road. Mr. Fussell is proposed to build two modular type homes on these vacant lots.

Mr. Hoeflich expressed concern with the plans because there were no windows on either side of the houses and the fact that it's a modular type home. Mr. Fussell agreed adding windows is easy this would not be a problem. Mr. Fussell expressed that modular type homes have come a long way and it's a really nice house. The neighborhood does have other ranch style homes on either side.

Dr. Hougham talked about the historical nature of the neighborhood and asked the applicant to consider certain historic details to whatever extent possible. Dr. Hougham expressed concerns with regard to the setbacks being met and also the property currently slopes upward sort of a cliff in the back. Mr. Fussell said right now there's room for a decent size backyard. The property slopes up but its all rock. Mr. Fussell said they will not be disturbing the rock. He also said deep hole testing was done several years ago when the subdivision was approved and the test holes are still there if the Board would like to walk the site. Mr. Fussell said he is proposing vinyl siding in a grayish color with white trim. Dr. Hougham and Mr. Hoeflich recommended Hardie Board siding instead of vinyl. Mr. Fussell agreed to look at the cost but said he is proposing high quality vinyl siding that looks very nice.

Mr. Bossinas raised concerns with the basement area. There was not a detailed plan; however, Mr. Fussell said a company called Superior Walls will be doing the basement walls and foundation. Mr. Bossinas urged that the basement will require an egress window in addition to an exit to the garage. Also, the Board asked Mr. Fussell to put in as many windows as possible in the basement area and on the two sides of the main floor of the home. Dr. Hougham asked Mr. Fussell to line the driveway with natural stone consistent with the natural stone wall that is there now. Dr. Hougham reiterated the recommendation to use Hardie Board siding, or something other than vinyl siding. Mr. Hoeflich asked the applicant to provide a streetscape with a rendering of the home as it would look in relative to the other homes. Mr. Fussell said he will provide a street view and would look into the Hardie Board. The Board recommended making it as quaint as possible. Mr. Fussell agreed.

Mr. Hoeflich made a motion, seconded by Dr. Hougham and unanimously passed to set a public hearing on March 21, 2018 for Rayford Daverne & Sons, Architectural Review, 52-1 and 52-3 Old Albany Post Road.

Miscellaneous

Artis Senior Living Ms. Donna Sharratt was in attendance to speak about the planting plan which was submitted as the final Artis Senior Living plan. The plan shows they are proposing to plant several Spice Bushes in the area at the rear of the site. Ms. Sharratt noted there are already Spice bushes existing and would like to ask that they remain. Ms. Sharratt asked if this can be memorialized on the plan. She spoke with Mr. Sessions who agreed with Ms. Sharratt. Mr. Stolman said Mr. Sessions can show these as being preserved rather than replaced. Ms. Sharratt also urged that two trees in the area near the stream are marked as unregulated, but when trees are located near a wetland, the trees are regulated. Ms. Sharratt asked if the plans can be corrected to reflect this as well. Mr. Stolman will recommend these changes to Mr. Sessions.

Environmental Advisory Committee & Liaison to Planning Board Dr. Hougham said his schedule is such that he is no longer available to meet with the EAC on Mondays. Mr. Hoeflich said he would try to attend EAC meetings. Mr. Chin said the Boards can discuss options for open communications between the Boards. Mr. Hoeflich said he will try to go to the next EAC meeting.

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Polzella Construction Corp., 72B Hawkes Avenue –Resolution of Architectural Review Board Approval

Mr. Chin called for a second appearance. The applicant was not in attendance. Review of the resolution was moved to the next scheduled meeting of the Planning Board.

Minutes

Minutes were not available at this time.

Executive Session

Mr. Bossinas made a motion, seconded by Mr. Hoeflich to enter into executive session of the Planning Board at 8:43 p.m.

At 8:56 p.m., the Board moved to reopen the meeting. There were no further questions or comments.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Dr. Hougham that the meeting be adjourned to March 7, 2018.

Time noted 9:00 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 18, 2018