

November 7, 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 7th day of November 2018. There were present the following members of the Planning Board:

Ching Wah Chin, Chair
Greg McWilliams, Vice Chair
Gareth Hougham, Member
Jim Bossinas, Member
Carolyn Stevens, Member

Also Present:

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

Lerman, Keiser and the General Electric Company Subdivision / Lot Line Amendment PUBLIC HEARING

Mr. Chin opened the meeting at 7:30 p.m. Notice of Public Hearing was on file. Mr. Ralph Mastromonaco, P.E., P.C. was in attendance representing the applicants. Plans, titled Preliminary Plat for Scott Lerman, Susan Keiser, and the General Electric Company, were on file. Mr. Mastromonaco presented the plan to the Public and the Board. He said General Electric is going to attach approximately 1.4 acres of property from the Keiser and Lerman property, owners of the adjoining parcel, to the General Electric property. Mr. Mastromonaco pointed to the area on the map. He noted that about ten years ago General Electric had purchased some property from the same owners. Mr. Mastromonaco noted that there is no new building is proposed it's only a transfer 1.4 acres of property from the Lerman and Keiser lot to the General Electric parcel. The Lerman, Keiser lot will remain in compliance with the requirements of the R-30 zoning district.

Mr. Stolman submitted and reviewed a memo, titled Lerman, Keiser and the General Electric Company Subdivision/Lot Line Amendment, dated November 7, 2018. Although this project is an unlisted action, notice of intent to be lead agency copies were sent out to Westchester County Department of Health and other involved and interested agencies October 24, 2018.

At this time Mr. Chin asked if there were any comments from the Public or the Board. Ms. Violet Werstine, a resident from 221 Cedar Lane, asked for clarification in looking at the map of the location of the subdivision. Mr. Stolman showed Ms. Werstine exactly where it was on the map relative to her property. She also asked what the land going to G.E. would be used for. Mr. Mastromonaco noted that there are no intended building plans for the site. G.E. is adding to the buffer area around their site. Ms. Werstine thanked the Board.

A letter delivered by Mr. Charles L. Briant III of 219 Cedar Lane, dated November 7, 2018, was read into the record. The letter expresses unconditional support of the application for subdivision as set forth in the October 24, 2018 notice of public hearing.

There were no further comments or questions. Mr. Mastromonaco asked the Board to consider preparation of a resolution of approval. The Board adjourned the public hearing to December 5, 2018 and directed staff to prepare a resolution of approval.

Village of Ossining Water Treatment Facility, 25 Reservoir Road, Site Plan Amendment, PUBLIC HEARING CONTINUED

Mr. Paul Fraioli, Director of Public Works & Engineer Village of Ossining, Mr. Andrew Tiess, Superintendent of Water/Sewer Village of Ossining and Consulting Engineers from Hazen and Sawyer, Ms. Julie Herzner, Mr. Michael Broder, were in attendance. Mr. Chin asked if there was anyone from the Public that would like to comment on this matter. There were none.

Mr. Fraioli asked if a Resolution of Approval can be considered at this time. The public hearing was adjourned to December 5, 2018 and the Board directed staff to prepare a resolution of approval. Mr. Fraioli thanked the Board and said they would be accessible throughout the entire process for any questions or concerns to anyone from the Public or the Board.

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The Learning Experience, 530 North State Road, Site Plan Amendment – PUBLIC HEARING CONTINUED

Mr. Adam Wekstein, Attorney, Mr. Mathew Jarmel, Architect, and Mr. Gerard Gesario, Civil Engineer, were in attendance. Mr. Wekstein presented changes to the plan which are responses to previous comments from the Board and to Mr. Coleman's memo of November 6, 2018 which was submitted to the Board and copy on file.

As requested at an earlier meeting, they have changed the signage to be externally lit. They have revised the façade facing North State Road to make it look like more of a front. The wetlands consultant has submitted the five year maintenance plan for the wetlands and invasive species removal, watercourse restoration plan, and stream monitoring data. They have responded to the traffic comments and provided turning templates as requested by Mr. Stolman.

Dr. Hougham mentioned that he has read Steve Coleman's memo and the applicant has addressed his concerns which in turn addresses concerns of the EAC. Mr. Wekstein asked the Board if they could prepare a Negative Declaration and Resolution of Approval for the next meeting. Mr. Stolman and Ms. Zalantis recommended the applicant seek the variances from the Zoning Board of Appeals for signage first. Then return to the Planning Board for consideration of a Resolution. At this time, Mr. Jarmel presented new renderings of the building and discussed changes to the side façade, signage and lighting.

Mr. Chin asked if there was anyone from the Public that would like to speak on this matter. There were none. The Board directed preparation of a Negative Declaration and adjourned the Public Hearing to December 5, 2018. Mr. Wekstein thanked the Board.

Santucci & Schemmer Subdivision, 37 - 41 Croton Dam Road, 4 Lot Subdivision

Mr. Mark Shogren, P.E. from Divney, Tung, Schwalbe LLP was in attendance representing the applicant. Mr. Stolman submitted and reviewed a draft Resolution of Approval with the Board, titled Santucci and Schemmer Minor Subdivision, Subdivision Plat, Steep Slope Permit and Tree Removal Permit Approvals, dated November 7, 2018. Included in the Resolution is a Negative Declaration for the proposed action. After some discussion and review, the Board agreed to have the resolution document amended into three separate approvals, one for Subdivision Approval, one for Steep Slope Permit Approval and Tree Removal Permit Approval.

Ms. Stevens made a motion, seconded by Dr. Hougham and it was unanimously passed to adopt **Santucci and Schemmer Resolution of Subdivision Plat Approval and issue a Negative Declaration for the Proposed Action**, dated November 7, 2018.

Mr. McWilliams made a motion, seconded by Mr. Bossinas and it was unanimously passed to adopt **Santucci and Schemmer Resolution of Tree Removal Permit Approval and issue a Negative Declaration for the Proposed Action**, dated November 7, 2018.

Ms. Stevens made a motion, seconded by Mr. Bossinas and it was unanimously passed to adopt **Santucci and Schemmer Resolution of Steep Slope Permit Approval and issue a Negative Declaration for the Proposed Action**, dated November 7, 2018.

Rinaldi Subdivision, 39 Stormytown Road, 10-Lot Subdivision

Mr. Jorge B. Hernandez, Architect, was present representing the applicant. Mr. Stolman submitted and reviewed with the Board, a memo titled Rinaldi Subdivision, 39 Stormytown Road. The project is 6.68 acres in size and is zoned R-20 One-Family Residence District. The memo offers comments regarding Zoning Compliance, Stream Buffer, Driveway for Lot 3, Sight Distance, Extra Lots, Tree Replacement, Number of Lots and Subdivision Plan

Mr. Ciarcia recommended the applicant provide more information with respect to road grading, road profiles, and storm water pollution prevention plan. Dr. Hougham asked about a stream that bisects the property and asked if they could label the stream as a tributary to the Sing Sing Kill on the next set of drawings. Mr. Chin asked if anyone was in the audience that would like to comment even though this was not an actual public hearing.

Ms. Linda DiChiara, a Torview Swim Club Member and a Torview Board Member, said that they heard about this project on social media. Although they do not have anything to say about it at this time, they would like to have a Board meeting with their members to let everyone know that this development is a possibility. Torview Swim Club is the neighbor to 39 Stormytown Road. Ms. Zalantis explained to Ms. DiChiara that the public hearing has not been opened yet. The neighbors will be notified as soon as the Board sets a public hearing for this project. The Board also explained that all plans and related documents can be accessed online from the Town's website. Ms. DiChiara thanked the Board.

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SPCA of Westchester, 590 North State Road, Site Plan Application

Mr. Wayne Spector, Attorney from the firm of Cohn & Spector, Mr. Daniel Collins, Project Engineer from Hudson Engineering & Consulting, and Mr. Andrew Tung, of Divney, Tung, Schwalbe, were in attendance. Mr. Stolman submitted and reviewed a memo titled SPCA of Westchester, Inc., Site Plan, Steep Slopes Permit, Wetlands and Architectural Review. The application is for approvals to replace the existing six buildings and structures on the property with a new, consolidated, two story building a 67-space parking area, and associated site improvements. The new building would have 27, 118 square feet of floor area. The property is located in the General Business Zoning district and is approximately 3.8 acres in size.

Mr. Spector said they are currently working on their landscape plan. Mr. Stolman and Mr. Spector discussed an easement shown on the property which doesn't have much detail as to what the easement is for. Mr. Spector said he can research this on the SPCA deed or the neighboring property. A response letter from Westchester County Department of Planning, dated November 2, 2018 was on file. Mr. Collins talked about Westchester County comments with regard to extending the sidewalk which can be done and they can provide bicycle parking. The Board adjourned this to December 5, 2018.

Minutes

The minutes of October 3, 2018 were held over for additional review.

Mr. Bossinas made a motion, seconded by Ms. Stevens and unanimously passed to adopt meeting minutes of the October 17, 2018 Planning Board meeting.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Ms. Stevens, that the meeting be adjourned to December 5, 2018.

Time Noted: 9:15 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: December 5, 2018