

March 20, 2019

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 20th day of March 2019. There were present the following members of the Planning Board:

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

SPCA of Westchester, 590 North State Road, Site Plan Amendment – PUBLIC HEARING CONTINUED

Mr. Wayne Spector was in attendance for the Applicant. A copy of EAC report dated March 15, 2019 was submitted to the Board and on file. A copy of Ms. Sharrett's email memo dated March 12, 2019 was also submitted to the Board and on file. These were given to the Applicant in advance of the meeting.

Mr. Chin asked if anyone in the audience had any comments or questions. There were none. A motion was made by Ms. Stevens, seconded by Dr. Hougham and unanimously passed by the Board to **close the public hearing for the SPCA of Westchester.**

Mr. Stolman submitted and reviewed Resolutions of Site Plan and Steep Slope Approvals, Resolution of Wetlands Permit Approval, Resolution of Tree Removal Approval and Resolution of Architectural Review Board Approval all dated March 20, 2019.

A motion was made by Ms. Stevens, seconded by Mr. Bossinas and unanimously passed by the Board to **adopt the SPCA of Westchester Animal Rescue Facility, Resolution of Site Plan and Steep Slope Permit Approvals, dated March 20, 2019, as read.**

A motion was made by Dr. Hougham, seconded by Ms. Stevens and unanimously passed by the Board to **adopt the SPCA of Westchester Animal Rescue Facility, Resolution of Wetlands Permit Approval, dated March 20, 2019, as read.**

A motion was made by Ms. Stevens, seconded by Mr. Bossinas and unanimously passed by the Board to **adopt the SPCA of Westchester Animal Rescue Facility, Resolution of Tree Removal Permit Approval, dated March 20, 2019, as read.**

A motion was made by Ms. Stevens, seconded by Dr. Hougham and unanimously passed by the Board to **adopt the SPCA of Westchester Animal Rescue Facility, Resolution of Architectural Review Board Approval, dated March 20, 2019, as read.**

Comments received from the EAC are considered and incorporated into the approvals. Mr. Spector agreed to give consideration to all of the received comments and thanked the Board.

Mark Picucci, 51A Croton Dam Road, New Single-Family Home, Architectural Review PUBLIC HEARING

Mr. Mark Picucci of Castle Custom Homes was in attendance. Updated plans prepared by Gemmola & Associates were on file with photos of roofing material, fencing, siding and decking material. A letter from Ms. Eiko Inoue, a resident from 23 Pheasant Ridge Rd, and photos dated March 20, 2019 were submitted to the Board. A letter from Mr. Joseph Salvati, resident, 25 Pheasant Ridge Road, dated March 20, 2019 was delivered to the Board at the meeting. Mr. Stolman submitted and reviewed with the Board a Resolution of Architectural Review Board Approval, dated March 18, 2019. At this time, Mr. Chin opened the hearing to the audience for comment and questions. Mr. Salvati of 25 Pheasant Ridge Road discussed his letter dated March 20, 2019. The letter was passed around to Board Members. Mr. Salvati restated his concerns from the last meeting which were requesting additional screening and maintaining privacy from the new proposed home and the Country Meadows lots and the fact that there was a garage building there before and now it will be a house.

Mark Picucci - continued

Ms. Inoue, 23 Pheasant Ridge Road, passed out copies of her comments, photos and a version of the site map showing the location of her home, her pool and deck location. Ms. Barbara Colmer, 2 White Birch Lane, Goldens Bridge, NY, was in attendance to speak on behalf of Ms. Inoue. Ms. Colmer read Ms. Inoue's comments and concerns into the record as follows:

- The loss of the quiet environment in the back of their home.
- Loss of the sunlight and view.
- Property value.
- They are concerned that there will be drainage issues that they will have a water problem.
- Noise and sound.
- Lights shining into their house.
- Fertilizer and a smells from the laundry room.
- A friend of hers is preparing a picture in 3-D.
- If the home could be moved further away from her property line.
- The builder address screening between their properties.
- Her property value will diminish.

Mr. Picucci noted that the building envelope was established based on the front and side yard setbacks in the Town Code. By moving the home further away from her property line, it moves it too close to the other neighbor and eliminates some of the front yard presence for the new house. Also, there are areas in the back assigned for drywells and stormwater.

After some discussion with regard to Ms. Inoue's comments, the Board clarified that the applicant is complying with Town ordinances as far as setback requirements and Mr. Bossinas pointed out that the neighbors in Country Meadows are much closer to Ms. Inoue than this house will be. The Board is reviewing this in its capacity as the Architectural Review Board, if it were Site Plan Review then the Board could consider moving things around differently. Mr. Chin noted that the screening between Ms. Inoue's home and the proposed home seems to be appropriate based on the photos she submitted. The photo was taken in the winter months when trees and shrubs are bare.

Mr. Salvati commented on the drainage and reiterated the need for privacy between all of the properties in the area, including the new neighbors. At this time, Mr. Chin asked if there were any other comments or concerns from anyone in the audience or from the Board. There were none.

A motion was made by Ms. Stevens, seconded by Mr. Bossinas and unanimously passed by the Board to close the March Picucci, 51A Croton Dam Road, New Single-Family Home Architectural Review Public Hearing.

Minutes

A motion was made by Mr. Bossinas, seconded by Ms. Stevens and unanimously passed by the Board to adopt meeting minutes of the March 6, 2019 Planning Board meeting.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Ms. Stevens made a motion, seconded by Dr. Hougham, and unanimously passed by the Board that the meeting be adjourned to April 3, 2019.

Time Noted: 9:45 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 17, 2019