

June 19, 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 19th day of June 2019. There were present the following members of the Planning Board:

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

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

### **Gregory J. McWilliams**

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Mr. Chin addressed the Public and the Board:

As some of you may know Mr. McWilliams, who was the Vice Chairman on this Planning Board, passed away on June 5, 2019. I first met Greg when I was on the Zoning Board of Appeals here on which Greg also had served before coming to the Planning Board. Greg was an admired Architect and not only served Ossining and Westchester County, he was on the Westchester County Prequalification Board. In 2015 Greg was honored with the Distinguished Citizen Planner Award from the Westchester Municipal Planning Federation and even after he became ill, Greg attended our meetings and continued to serve.

I believe I speak for our Board in noting our appreciation to Greg and to Greg's family and loved ones for his Ossining community work and for his dedication and professionalism.

Let's have a moment of silence in memory of Gregory J. McWilliams.

### **Dr. Hougham made a motion, seconded by Ms. Stevens and unanimously passed to adopt a Resolution in Honor and Memory of Gregory J. McWilliams.**

### **Rayford Deverne, Lot 3 of 52 Old Albany Post Road, New Single-Family Home, Architectural Review**

Mr. Fussell and Mr. Hernandez, Architect, were in attendance. Mr. Hernandez reviewed comments and memos from Mr. Ciarcia and Mr. Stolman.

Mr. Fussell noted that they are doing the same type of retaining walls as they did on lot 1. He noted that the front and the sides of the driveway will be natural stone. The sides will be concrete retaining wall. Dr. Hougham asked for additional natural stone on the first four feet of the side retaining walls as well. Mr. Fussell agreed.

Ms. Zalantis and Mr. Stolman clarified to Mr. Fussell that these type of details need to be put on the plan as noted in Mr. Stolman's memo. Dr. Hougham asked Mr. Fussell to consider a navy blue color with white trim. After some discussion, Mr. Chin reminded Mr. Fussell to submit a complete plan so the Board can open a public hearing.

### **Rinaldi Subdivision, 39 Stormytown Road, 10-Lot Subdivision PUBLIC HEARING CONTINUED**

Mr. Hernandez, Architect for the project was in attendance. Plans titled Proposed 10 Lot Subdivision Development, Rinaldi Property Subdivision, 39 Stormytown Road, Ossining, New York, prepared by ARQ.HT Design Group, with latest revision date of June 10, 2019 were on file. Mr. Hernandez gave a brief overview and update of the plan. Mr. Hernandez noted that they met with four of the neighbors to discuss the proposal to show them the plans and the site. Mr. Hernandez noted that they are building nine new homes and renovating the existing residence. Mr. Hernandez said they are still in the process of working out details for their storm water protection plan. He pointed out some areas where they are proposing some open grass swales as part of their drainage plan.

Mr. Stolman submitted and reviewed a memo dated June 18, 2019 and Mr. Ciarcia submitted and reviewed a memo dated June 19, 2019. Copies were given to the applicant. Mr. Chin asked if there were any comments from the audience or the Board.

**Rinaldi Subdivision – continued**

Ms. Elizabeth Marripodi of 1 Hawkes Avenue expressed concerns regarding wetlands and water runoff from this project down to the Dale Brook and Sing Sing Kill which are at the rear of her property. Mr. Chin noted that the applicant is addressing these items in their storm water protection plan.

**Ms. Stevens made a motion, seconded by Dr. Hougham and unanimously passed that the public hearing be adjourned to July 17, 2019.**

**MGM Design & Construction Group, LLC Subdivision, 5 Hawkes Avenue, 2 Lot Subdivision**

Mr. Edward Gemmola, Architect, Gemmola & Associates and Partner of the project and Mr. Thomas Kerrigan, Engineer from Site Design Consultants were in attendance. Mr. Gemmola gave a brief overview of the project. The property is 2.15 acres in size. He noted that previous submissions were for a three lot subdivision. After review by the Planning Board, Westchester County comments and due to environmental restrictions, they reduced the number of lots to two. The existing home on the property will be removed and two new single family homes are proposed.

Mr. Stolman submitted and reviewed with the Board, a memo dated June 18, 2019, titled MGM Design & Construction Group, LLC Subdivision and Wetlands Permit Approval. Mr. Ciarcia submitted and reviewed a memo with the Board, dated June 19, 2019, copies of both memos were given to the applicant.

After some review and discussion regarding the wetland area on site, Dr. Hougham asked the applicant to label the Dale Brook as a tributary to the Sing Sing Kill. Mr. Kerrigan agreed. Mr. Chin noted that this was not a public hearing, but if there were any members of the audience that would like to comment or have questions to please come forward.

Mr. John Giorgianni from 4 Hawkes Avenue asked the applicants about the driveway locations and asked where the new home will be located. Also, the tree line in the front, he is concerned with construction activity in relation to his property across the street.

Mr. Daniel Kang from 3 Hawkes Avenue noted the house number two looks very close to the property line. Mr. Kang recommended moving it closer to lot number one, where the property line is approximately 30 feet. Mr. Kang viewed the plan up close where Mr. Kerrigan pointed out the wetland buffer and required setbacks. Mr. Kang recommended constructing a smaller style home. This prompted additional discussion with regard to the side yard setback and the configuration of the lot. Mr. Gemmola said they can swing the home over a little. It was recommended that they speak with Mr. Hamilton regarding side yard and rear yard setbacks. Dr. Hougham asked for a map to get a better understanding of where the Dale Brook meets Sing Sing Kill.

Ms. Elizabeth Marripodi from 1 Hawkes asked the applicant if they were building a berm between the properties. Ms. Marripodi expressed additional concerns with runoff and water from this project. Her property suffered in Hurricane Floyd and she wants to make sure this doesn't affect her property. Mr. Kerrigan noted that there is a swale that was discussed in past meetings, not a berm. Mr. Kerrigan assured Ms. Marripodi that this will be incorporated in their storm water plan where they will make sure there is no additional runoff coming from the site.

There were no further comments or questions from the audience or the Board. It was noted that this plan is preliminary and more detailed plans are going to be submitted for the next meeting.

**Armstrong P & H, 593 North State Road, Extension of Resolution Approval**

A letter submitted by, Joseph Riina, PE, Site Design Consultants dated June 13, 2019 for a request for a Renewal of Site Plan Approval for one year to resolve certain issues with regard to a water main easement still not yet resolved.

Ms. Stevens made a motion, seconded by Mr. Bossinas and unanimously passed by the Board to **grant a one-year extension of Site Plan Approval to Armstrong P & H, 593 North State Road, Resolution of Site Plan Approval.**

## Minutes

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Minutes of May 15, 2019 were not available at this time.

## Adjournment

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There being no further business to come before the Planning Board of the Town of Ossining, Ms. Stevens made a motion, seconded by Mr. Bossinas, and unanimously passed by the Board that the meeting be adjourned to July 17, 2019.

Time Noted: 8:32 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: July 17, 2019**