

July 17, 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 17th day of July 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

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

Mr. Fussell was in attendance. Mr. Chin opened the public hearing at approximately 7:30 p.m. Mr. Stolman submitted and reviewed a draft Resolution of Architectural Review Board Approval dated July 17, 2019. Mr. Fussell received a copy in advance of the meeting. Mr. Ciarcia noted that the most recent site plan addresses some of the engineering issues discussed previously. Dr. Hougham asked that the note regarding natural stone be changed from “natural stone faced” to “natural stone”. Mr. Chin asked if there was anyone from the public that would like to speak on this matter. There were none.

A motion was made by Ms. Stevens, seconded by Mr. Bossinas and unanimously passed by the Board to close the Public Hearing for Rayford Deverne, lot 3 of 52 Old Albany Post Road, Architectural Review.

After a brief review and minor comments regarding the Resolution, Ms. Stevens made a motion, seconded by Mr. Bossinas and it was unanimously passed by the Board to adopt the **Rayford Deverne & Sons, Single-Family Home on lot 3 (Tax Lot 87.3) Resolution of Architectural Review Board, as amended, dated July 17, 2019.**

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

Mr. Paul Berte, Engineer, Fusion Engineering, and Mr. Sheridan Campiglia of ARQ.HT Design were in attendance for Mr. Hernandez. Mr. Berte noted that he is currently working on the Storm Water Protection Plan for the project and noted that he has copies of Mr. Stolman’s memo and Mr. Ciarcia’s memo from June. Mr. Berte asked if they could take comments or concerns from the public or the Board and then if the Board would consider closing the public hearing.

Mr. Berte said they are currently studying the traffic patterns but two of the buildings already have driveways that connect to Stormytown Road. One leads to an existing residence and one is at the existing stop sign. Those driveways will remain. According to Mr. Berte, there is sufficient site distance in both directions coming in and out of the new proposed road. In response to moving the cul-de-sac, Mr. Berte noted that they would like to leave it where it is due to the natural grade. With regard to comments about blasting, they’ve done test holes and have not discovered any rock so they do not anticipate any blasting and construction duration is anywhere from 24 to 36 months.

Ms. Stevens asked the applicant if they have considered any alternative or renewable sources for energy, solar panels, heat pumps or any geothermal. Mr. Berte said he does not have an answer for that at this time but he will discuss with the developer.

At this time, Mr. Chin asked if there was anyone from the Public who has questions or comments. Mr. Michael Sciotto, 32 Stormytown Road asked for clarification of how many road connections are being made. Mr. Berte pointed out that there are already two driveways existing and there will be one new road where there is a wooden gate at this time. Mr. Sciotto urged that this part of the road is very dangerous and many times there are accidents or cars that end up in the gully. Mr. Sciotto asked that they clear a certain amount of brush because it is a problematic area.

**Rinaldi Subdivision Public Hearing Continued**

Mr. Berte pointed out where there are some existing structures that will be coming down and what structures are going to remain. Mr. Berte noted that all of the lots meet zoning compliance and required setbacks for the zone. There is existing sewer.

Ms. Nava Bat-Avraham, 20 Stormytown Road, said she doesn't believe that there will be no blasting, also, she wants to know what the bond is and what protections the neighbors have. Ms. Bat-Avraham urged that a traffic light is necessary where the stop sign is now. A stop sign is not going to be enough. Mr. Sciotto agreed with Ms. Bat-Avraham regarding installing a new traffic light.

Mr. Chin asked if there were any more comments or concerns from anyone in the audience or the Board. Dr. Hougham asked the applicant to show the cul-de-sac in comparison to the property next door (Torview Swim Club). Mr. Berte said there is a drop off of about forty feet. There is going to be some retaining walls and grading necessary. Mr. Stolman recommended these details be added to the plan and reminded the Board and the Audience that part of the application will be architectural review of each new proposed home. Also, Mr. Stolman asked Mr. Berte to provide additional detail on steep slopes, per lot and wetlands, per lot. Mr. Berte pointed out which lots have these deductions but agreed to provide more detail and update the plans accordingly.

The public hearing was adjourned to August 21, 2019.

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

Mr. Edward Gemmola, Architect, Gemmola & Associates and Mr. Thomas Kerrigan, Engineer from Site Design Consultants were in attendance. Mr. Kerrigan noted that the plans are conceptual and a full engineered set will be prepared if this conceptual plan is acceptable. Mr. Stolman noted that a letter from Tim Miller Associates and wetland delineation was completed.

This was not a public hearing, however, Mr. Chin asked if there was anyone in the audience that would like to speak on this matter. Mr. John Giorgianni, who lives directly across the street at 4 Hawkes Avenue, asked Mr. Kerrigan to show him on the map what is going to be demolished and where the driveway entrance is going to be. Mr. Kerrigan went over the complete layout with Mr. Giorgianni.

Mr. Daniel Kang from 3 Hawkes Avenue, asked which house would be constructed first. Mr. Kerrigan said the existing home would be demolished and rebuilt first. Mr. Kang asked if there can be a fence installed along the property line. Mr. Kerrigan said that is something he can discuss with the property owner.

There were no further comments or concerns. The applicant will resubmit a full set of plans for the next meeting.

**Miscellaneous**

**Santucci and Schemmer Minor Subdivision, 37-41 Croton Dam Road:** Mr. Matthew Steinberg, AICP, from Divney, Tung, Schwalbe, was in attendance. A letter dated July 2, 2019 from Mr. Steinberg was submitted to the Board asking for a 90 day extension of time to complete the final plat for signature. This request will extend the approval until November 2, 2019.

There were no comments or questions from the Board. **A motion was made by Ms. Stevens, seconded by Mr. Bossinas and unanimously passed by the Board to extend the Santucci and Schemmer Minor Subdivision Approval for 90 days.**

## **Minutes**

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A motion was made by Ms. Stevens, seconded by Dr. Hougham and unanimously passed by the Board to adopt meeting minutes of the May 15, 2019 Planning Board meeting.

A motion was made by Ms. Stevens, seconded by Mr. Bossinas and unanimously passed by the Board to adopt meeting minutes of the June 19, 2019 Planning Board meeting.

## **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 August 21, 2019.

Time Noted: 8:32 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: October 2, 2019**