

October 18, 2023

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held on October 18, 2023 at 7:30 p.m. at the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, NY and by Zoom video conference. Members of the public were able to attend in person or view and/or join the meeting via computer or mobile app as follows:

<https://us02web.zoom.us/j/82067356932>

There were present the following members of the Planning Board:

Carolyn Stevens, Chair  
Jim Bossinas, Member  
Donna Sharrett, Member  
Jason Mencher, Member

Absent: Manny Enriquez, Member

Also Present: Christie Addona, Attorney, Silverberg, Zalantis LLP  
Valerie Monastra, AICP, Nelson, Pope & Voorhis LLC  
Daniel Ciarcia, PE, Consulting Town Engineer  
Sandy Anelli, Secretary  
Margaret Conn, Secretary

**River Knoll Project, 40 Croton Dam Road, State Environmental Quality Review Act (SEQRA) Findings Statement**

Mr. Glen Vetromile was in attendance via Zoom. Ms. Monastra provided and submitted to the Board, an updated findings statement, titled, River Knoll State Environmental Quality Review.

Mr. Mencher submitted minor edits to the document which were discussed and agreed upon by the Board as follows:

Two items on page 4 that say “while the Planning Board accepts anticipated price points, as presented by the Applicant”, the Board has not verified these anticipated price points against the current market and the question of “is it permissible to design affordable units that are of a lower quality than the market rate units”. Ms. Monastra replied the answer is yes, but slightly lower quality and only internally, not the exterior of the unit.

On page 5, where it talks about “ 11.3 acres of usable open space”, the word “usable” can be deleted.

On page 6 of the document, under “Public Need, Objectives and Benefits” a sentence was removed that said “This cohort (typically 55 – 80 years old) seeks to shed the responsibilities in maintaining a larger single-family home which they raised their family, such as with typical chores like cutting lawns, cleaning gutters, repairing roofs etc.”.

On page 10 the issue was, “rendering the children’s play area unnecessary because of the age restricted development”. This was not an acceptable. The applicant would have to seek a variance for this and that would be subject to the Building Inspector’s interpretation.

On page 14 the words “mature trees”. the issue of calling the trees mature trees was discussed, but this is being left as is.

On page 20, Ms. Monastra will further research population number. This was based on the 2020 census and the number that was given originally in the DEIS.

Also, at the bottom of page 20 under Open Space and Recreation it says “Because this is an age restricted development with no school age children, there would be even less demand for public open space and recreation facilities”. This was unclear where it states “even less”. The question raised was even less than what? Also, the applicant will still have to provide recreation fees in lieu of.

Under emergency services, page 21, where it says “the development is not expected to generate calls at levels higher than non-age-restricted development”. Rather than saying “levels higher” this will be changed to “not to generate calls to levels significantly higher”.

**River Knoll Continued**

The Board discussed and agreed to minor adjustments to the findings document and directed consultants of same. At this time, the document could be adopted with amendments.

**Mr. Bossinas made a motion, seconded by Mr. Mencher and it was unanimously passed by the Board to adopt the River Knoll, State Environmental Quality Review Act (SEORA) Findings Statement, 40 Croton Dam Road, as amended and discussed above, dated October 18, 2023.**

Ms. Sharrett expressed some disappointment that the applicant didn't provide a more thorough analysis of the wetland and the natural resources in the EIS review. Ms. Sharrett thanked Ms. Monastra and said she did an excellent job on the findings statement and these items will be addressed during the site plan review process. Ms. Sharrett also thanked Mr. Ciarcia and Ms. Zalantis for all their work on the document as well.

Mr. Mencher stated that he is in favor of development. This is a good site and a site that should be developed in the Town. It is the hope that this project be developed with the vision of this developer and applicant and that they stay involved with the project so that the final product looks like what the Board has discussed here for many years.

The Board agreed. Mr. Vetromile thanked Board very much for their time and said he will build a very beautiful project.

The final version of the River Knoll Findings Statement is attached to these minutes. This version includes changes discussed above.

**Mario Calandrello, 111 Narragansett Avenue, New Single-Family Home Architectural Review PUBLIC HEARING**

Mr. Mario Calandrello, Applicant and developer, was in attendance. The applicant is seeking Architectural Review board approval to construct a new single-family house on a previously approved subdivided lot. The project is located at 111 Narragansett Avenue in the R-7.5 One-Family Residence District. The applicant provided additional details on how they plan to protect the six trees that will remain and also included all applicable landscaping standards per the Town's Landscaping requirements. The applicant also clarified and issue with the earlier submission with regard to two different sets of elevation plans. Documents were received and on file.

Ms. Stevens opened the public hearing. There was no one from the Public in person or on Zoom. Also, Ms. Sharrett raised a question about a secondary staircase shown on the right side of house. Mr. Calandrello said stairs there are really needed if you want to exit off of the side deck. Also, the color of the garage door and front door were changed to Black. Ms. Sharrett asked about the new landscaping plan submitted for this meeting. After some review of the online plan, Mr. Calandrello said he removed three of the large sized trees proposed earlier because of the overcrowding issue. They added some smaller shrubs and are going to try to work with existing trees. There are trees on the adjoining property that provide some privacy. Mr. Calandrello said there is all down lighting limited to 2700 Kelvin. Ms. Sharrett thanked Mr. Calandrello for that. There were no further comments or concerns.

**Mr. Mencher made a motion, seconded by Mr. Bossinas and unanimously approved by the Board to close the public hearing for Mario Calandrello, 111 Narragansett Avenue, New Single-Family Home Architectural Review.**

**Mr. Mencher made a motion, seconded by Mr. Bossinas and unanimously passed by the Board to direct consultants to prepare a Resolution of Approval, Approve Resolution, Memorialize Approval in the Resolution and include Planting and Lighting conditions for Mario Calandrello 111 Narragansett Avenue, New Single-Family Home Architectural Review, as discussed, October 18, 2023.**

Mr. Calandrello thanked the Board.

October 18, 2023

**Minutes**

---

Meeting minutes of September 20, 2023 were not available at this time.

**Adjournment**

---

**A motion was made Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to adjourn the Planning Board meeting to November 15, 2023.**

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: February 21, 2024**