

May 17, 2017

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 May 2017. There were present the following members of the Planning Board:

Ching Wah Chin, Chair
Greg McWilliams, Vice Chair
Gareth Hougham, Member
Jim Bossinas, Member
Marc Hoeflich, 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

Parth Knolls LLC, 87 Hawkes Avenue, Construction Sequencing Plan

The applicants were not in attendance. Mr. Ciarcia submitted a memo of his review of the latest sequencing plan prepared by ARQ.HT and finds that it conforms to sequencing proposed in the Stormwater Pollution Prevention Plan (SWPPP) prepared by the site engineer.

Mr. Stolman also said that the sequencing/phasing plan is acceptable and the applicant will be providing four sets of site plans which will be reviewed for completeness before the Chairman signs them. The Board was also in agreement with the Parth Knolls, LLC Construction Sequence/Phasing Plan.

Butler Subdivision, 2 Hillcrest Drive, 2 Lot Subdivision – PUBLIC HEARING CONTINUED

Mr. Dennis Butler, Applicant and Mr. Dave Sessions of Kellard Sessions Consulting were in attendance. No new submissions were made at this time. Mr. Sessions talked about the site walk with members of the Board and a few of the neighbors which took place on Saturday, May 13, 2017. He presented a sheet reflecting certain changes that were discussed at that visit. As a result, they have moved the septic area further away from the neighboring property on Chappaqua Road and moved the proposed home closer to the existing home on lot 1, which is owned by the applicant. They were able to save three substantial trees; a Birch tree and two large Oaks. Mr. Sessions said they can add additional screening along the property lines or screening and buffer as required by the Board. Mr. Sessions noted that the right-of-way was discussed and it will still accommodate neighbors' access. Fill on the roadway will make for a natural connection for anyone using the right-of-way.

Mr. Chin opened the meeting to the public and the Board; Mr. Hoeflich asked Mr. Sessions to guarantee that the repaving right-of-way when the work is over. Mr. Hoeflich asked to see the other driveways that connect to the right-of-way on a plan or a Google images layout. Mr. Hoeflich suggested they move the septic and the overflow area over closer to the proposed home.

Ms. Judith Harris, 2 Gordon Avenue, said they would like to be assured about access for her property and her neighbor, Ms. Worden's property. Ms. Harris also asked about the need for a wetlands permit. Mr. Sessions said the wetland is located across Route 100. The property line meets the 100 foot setback requirement. The Department of Environmental Conservation (DEC) has reviewed their application and a wetlands permit is not required for this. Dr. Hougham asked Mr. Sessions to show the stream located to the left of the property and label it as a tributary to the Pocantico River. Also, with their next submission provide neighborhood views of the property and a view shed from Route 100.

Ms. Victoria Coccozza, 409 Chappaqua Road, said saving three trees is not enough of a buffer from her property. According to Ms. Coccozza, the use of her pool and property will be limited because of this. Ms. Coccozza insisted that the Health Department will have to make additional inspections of the property. Mr. Sessions offered additional screening along her property line and agreed that the Health Department will make a final inspection when the system is installed.

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Ms. Jill Teneyck, 5 Deer Trail, commented that to date we have not heard anything from the Briarcliff Fire Department. Mr. Sessions said that the Fire Chief does have a set of plans for review and was supposed attend the site walk on Saturday but didn't make it, perhaps because of the rain event.

Mr. Sessions asked the Board to close the public hearing. Members of public asked the Board not to close the hearing. Mr. Chin asked Mr. Sessions to provide a complete submission showing the changes to the plan, including aerial photos with driveways shown as discussed by the Board. Mr. Stolman suggested a planting and buffer plan. The public hearing will remain open and was adjourned to June 21, 2017.

Miscellaneous

Grant Subdivision, Extension of Time: Mr. McWilliams recused himself from the Planning Board. Mr. McWilliams submitted a letter dated May 3, 2017 requesting an extension of time to complete certain engineering and sewer items for the Grant Subdivision, 68 Somerstown Road, Resolution of Subdivision and Wetlands Approval.

A motion was made by Mr. Bossinas, seconded by Dr. Hougham and unanimously passed to extend the **Grant Subdivision, Amended Resolution of Subdivision Plat and Wetlands Permit Approvals** as needed for the applicant to obtain necessary signatures for filing the plat.

Executive Session:

At 8:21 p.m. Mr. Bossinas made a motion, seconded by Mr. Hoeflich and it was unanimously passed to enter into Executive Session of the Planning Board.

At 8:45 p.m. Dr. Hougham made a motion, seconded by Mr. McWilliams and it was unanimously passed to come out of Executive Session of the Planning Board and reopen the public meeting.

Minutes

Minutes of April 19, 2017 and May 3, 2017 were held over. Mr. Chin asked for recirculation of draft meeting minutes for the Board to review.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Mr. McWilliams that the meeting be adjourned to June 7, 2017.

Time noted 8:48 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: June 21, 2017