

October 13, 2010

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 13th day of October 2010. There were present the following members of the Planning Board:

George Weeks, Chairman
Gregory McWilliams, Vice Chair
Dennis Kirby
David Krieger
Deborah Cohen

Absent: James J. Vanoli, Town Engineer

Also present: Wayne Spector, Town Attorney
David Stolman, Frederick P. Clark Associates, Inc.
Sandra Anelli, Secretary

ZAPPICO CAR WASH, 558 North State Road, Site Plan Approval

The applicant requested the application and public hearing be put on hold in an email memo, dated October 7, 2010. In the memo, Mr. Zappi noted that he will explore the possibility of developing the site as residential. This was removed from the agenda.

Review & Recommendations of the Town's Comprehensive Plan

Mr. Stolman submitted and reviewed with the Board, a revised draft of proposed local laws to implement recommendation of the Town's Comprehensive Plan. Six local laws were reviewed and discussed:

1. Amending the Zoning Law to remove the R35 and R15X One-Family Residence-Office Districts.
2. Amending the Zoning Law to add New Definitions to Section 200-53, Definitions.
3. Amending Section 200-18, GB General Business District, of the Zoning Law Regarding Permitted Uses, Setbacks and Landscape Requirements, and Amending Section 200-33 of Article VI, Affordable Housing of the Zoning Law as it pertains to the GB District.
4. Amending the Zoning Law and Zoning Map to Create a Multifamily-Inn (MF-I) Zoning District and to Place a Certain Property on Hawkes Avenue into the New District.
5. Amending the Town Zoning Law and Zoning Map to Change ORM Office-Research Manufacturing District to an O-RB Office-Research Business District, to create a new O-RE Office-Research Education District, and to Place a Certain Property Located on Executive Boulevard into the New O-RE District.
6. Amending the Zoning Law to add Maximum Height for Fences in Rear Yards.

MISCELLANEOUS

589 North State Road Mr. Weeks asked the Board for input on a recent inquiry of possible development of a Dog Care Facility. This site is currently Taconic Cut Stone. As discussed at earlier meetings, the nature of the proposal seems to be an upscale dog care facility, which offers grooming, massage, hydro-therapy, outdoor play and run areas and overnight stays. The Board agreed that an interpretation of this use by the Zoning Board of Appeals is necessary. The property is located in the GB General Business Zone.

MINUTES

A motion was made by Ms. Cohen, seconded by Mr. Krieger and unanimously approved to adopt the draft of minutes of the September 22, 2010 meeting of the Planning Board. Additionally, all approved minutes will now be available on the Town's website.

ADJOURNMENT

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Krieger made a motion, seconded by Mr. Kirby that the meeting be adjourned to October 27, 2010.

Time noted 9:05 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board
APPROVED: October 27, 2010