

July 13, 2011

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 July 2011. There were present the following members of the Planning Board:

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

Absent: David Krieger

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

Pets A Go Go, 589 North State Road, Site Plan Amendment PUBLIC HEARING

Mr. & Mrs. Rigger, represented by Mr. Arraiano, AT Design Group LLC were in attendance. Mr. Weeks opened the public hearing at 7:30 p.m. posting of legal notice and affidavit were on file. Mr. Arraiano presented the plan to the public.

Mr. Al Hatzman, 124 Morningside Drive, asked if the dogs will be boarded overnight. Mrs. Hatzman asked for clarification on the length of the overnight stays. Mr. Hatzman also expressed concerns with regard to noise and asked about the storage of vehicles and traffic in and out of the site. Mrs. Rigger said there will be dogs staying overnight. At times it can be one night, a weekend, or even a vacation week. Overnight care will be done with supervision of an employee. Ms. Rigger explained the use of dog silencers. She emphasized that after hours, dogs will be walked on lease one on one. The dogs are never left alone unsupervised. Approximately 25 dogs could be at the facility at any time. The proposed garage building is for parking their vehicles when not in use. Mr. Arraiano explained the plan in further detail to Mr. & Mrs. Hatzman.

Ms. Bridget Cicero, 128 Morningside Drive, asked how many dogs come through on a regular day and how many stay. She also asked for clarification on the proposed fencing. Mrs. Rigger said many dogs may come in for a bath, for two hours, or a full stay. Up to 60, which is maximum, can come through, 25 can stay overnight. The fencing is to be placed around the outdoor play area. There will be dividers within the play area for smaller dogs or possible timeout events. Mrs. Rigger explained that the facility caters to each pet on a one-to-one basis.

For the record, Mr. Stolman read the following letter submitted by Sandra Ann Dellano:

SandraAnn Dellano
593 North State Rd.
Briarcliff Manor, NY 10510

July 8, 2011

Town of Ossining
Building & Planning Department
101 Rte. 9A
P.O. Box 1166
Ossining, N.Y. 10562

Re: 589 North State Rd.

Dear Mr. Weeks and Planning
Board Members;

Unfortunately, I will not be able to attend the Public Hearing regarding the proposed plans, Pet A-Go-Go for 589 North State Road. Since I will experience the most impact of having this business next to my property, these issues/concerns I have will cause serious devaluing of my property.

Supporting the development of North State Road has been an important issue for me. I am requesting the board support the following changes to this plan before final approval is made:

- A. The proposed three car garage be denied and be moved to the other side of the property, adjacent to the existing building. (see arrow showing move requested) To build a garage so close to my dining room is totally unacceptable to me. This would degrade the value of my property immediately. No one would consider my property if a garage is so close to the property line. Nor do I want to see orange and black trucks parked in this area, again another devaluing 'eye sore'. Please don't try to tell me the trucks will be in the garage all the time when in reality the truck will be outside on the Prop. Side Yard.

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Re: 589 North State Rd.

- B. Lighting. At night the existing structure should have solar lights on three corners of the building. (see circles w/L in plan) The parking lot lights must be point downward not toward my property or up toward the back mountain. These lights serve as added security, as this property is very dark at night.
- C. Trees lining property next to my property. The proposed trees must be 6 feet high at the time of planting. This would afford me some privacy from the parking lot and would provide a clean looking environment.
- D. Finally, the documented information regarding the 'now or formerly' owners of the existing 2 story family residence, is incorrect. I am not sure if this incorrect information has any impact on the approval of this plan. For me, it is insulting and tells me volumes of how "neighbor friendly" Pet-A-G-Go will relate to me.

I sincerely request the board support me, as a resident of the town, to ensure the value of my property remains in tact. Also, if any neighbors voice concerns and request changes, the board honors their points.

Thank you.

Sincerely yours,



SandraAnn Dellano

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In response to some of the items in the letter, Mr. Rigger said the proposed fence is a solid panel fence along Ms. Dellano's property line, they agreed to provide 6 foot trees, and he explained that the windows of the facility will be solid glass which cannot be open. This will help keep noise contained. Mr. Kirby questioned the turning radius shown (24 feet) which is acceptable for cars but small trucks and emergency vehicles may struggle. Mr. Stolman asked the applicants if they have considered traffic circulation to avoid swinging into the oncoming lane of traffic onto North State Road when making a right hand turn to exit the property. Mr. Weeks indicated for safety reasons this needs to be addressed. A "No Right Turn" sign could be included as a temporary measure. Mr. Arraiano indicated that the vegetation will be reduced along that site line and when the driveway is paved they can widen the opening as much as possible. They may have to move the sign location for this. It was also recommended that they move the proposed garage building over approximately 60 feet closer to the existing building further away from Ms. Dellano's property. The garage is proposed to be built into the hillside with a green roof. This building should not be visible from the property above which is Mr. & Mrs. Hatzman's lot. Mr. Rigger also assured the residents that no blasting will take place; the rock is going to be removed by hand.

There were no further comments or questions. Ms. Cohen made a motion, Mr. McWilliams seconded, and it was unanimously passed to close the public hearing at 8:15 p.m.

Club Fit Briarcliff, 584 North State Road, Site Plan Amendment

Ms. Ellen Koelsch of Club Fit and Mr. Erik Kaeyer of KG&D Architects were in attendance. A cover letter dated June 27, 2011 and specification sheet showing landscape up lights was on file. Mr. Kaeyer noted that this information has been put on the drawings. Mr. Stolman submitted and reviewed with the Board, Club Fit Briarcliff Resolution of Amended Site Plan Approval, dated July 13, 2011.

Mr. Kaeyer agreed to satisfy all suggested plantings and clarified to the Board proposed signage and changes to existing signs. Mr. Kirby pointed out that now there will be two different points of pedestrian crossing across the main driveway where it is extremely busy with car traffic, visibility for pedestrians when crossing this area can be tricky. Mr. Kaeyer relayed that they will provide speed humps which are wider than regular speed bumps. They are changing the walking surface material and stripping them with paint so that it is very apparent that this is a walking surface. They have also considered adding stop signs. Mr. Kaeyer agreed to revisit this issue.

Mr. Kirby made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the **Club Fit Briarcliff Resolution of Amended Site Plan Approval**, dated July 13, 2011, with amendments.

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Minutes

Ms. Cohen made a motion, seconded by Mr. McWilliams, and unanimously passed to adopt the draft of Planning Board Meeting minutes of June 22, 2011.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Kirby made a motion, seconded by Mr. McWilliams that the meeting be adjourned to July 27, 2011.

Time noted 9:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: August 10, 2011