

October 24, 2012

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 24th day of October 2012. There were present the following members of the Planning Board:

Gregory McWilliams, Vice Chair
Dennis Kirby
Deborah Cohen
David Krieger

Absent: George Weeks, Chairman

Also present: Wayne Spector, Town Attorney
David Stolman AICP, PP, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandra Anelli, Secretary

Jim Zappi, Briar Commons, LLC, 558 North State Road, Site Plan & Subdivision Approval- PUBLIC HEARING

Mr. McWilliams opened the public hearing at 7:35 p.m., posting of legal notice and affidavit were on file. Mr. Michael F. Stein, P.E., President of HEC, Hudson Engineering & Consulting, was in attendance for Mr. Zappi. He presented plans dated July 10, 2012 to audience members and the Board. No new submissions have been made since the last meeting of the Planning Board. The project is for a twelve-unit subdivision with a small private cul-de-sac. New sewer and water extensions will be provided. Three of the proposed units are affordable per the Town's affordable housing guidelines. Drainage details are to be discussed with Mr. Ciarcia. Mr. Ciarcia submitted a memo, dated October 24, 2012, which provides comments and requirements for the current drainage plan. A copy was submitted to Board and Mr. Stein. Mr. Stein pointed out the landscaping buffer all around the property has been increased at the property lines of each neighbor per discussions with Mr. Zappi.

Mrs. Vera Albrecht, 552 North State Road, asked if the number of affordable units was increased from two to three. Mr. Stein replied three affordable units have been part of proposal since the original submission. Mr. Trainham, 55 Gordon Avenue, asked if additional trees, requested at the last meeting, are going in. Mr. Stein said trees were added to both sides. Mr. Stolman noted that this was brought up at the last meeting. The Board will make sure there is adequate screening.

Ms. Andrea Ursling, 52 Gordon Avenue asked what the selling price range will be. She also wanted to know if plans are available on line. Mr. Stein said he wasn't sure of the selling price but he will look into forwarding plans to the Building Department electronically.

Mr. Rudy Albrecht, 552 North State Road, adjacent to the site, asked if a fence can be installed between the properties. He expressed they have two very large size dogs and even though they are contained by electric fence, there is always the possibility of an incident with small children or someone new to the neighborhood who walks onto their property without realizing the boundary. The fence will add privacy to both properties. Mr. Ciarcia said the fence is a good idea, for safety reasons. The nature of development and rock cutting on that side will create somewhat of a cliff. Mr. Albrecht said it's known as "Rock Mountain". Mr. Trainham asked if the fence can be placed around the entire site, on his side too. Mr. Stein said he will consult with Mr. Zappi on adding the fence to the plan.

Mr. Trainham asked if a previously shown drywall was going to be installed. Mr. Stein said the drywall was changed to stone and mortar. Mr. Trainham asked if there would be any parking on the Gordon Avenue side. Mr. Stolman relayed that there was discussion of a connection path from Gordon Avenue. The audience expressed that this was a poor idea. According to the group, Gordon Avenue at this point is very narrow. It is a small neighborhood road and leads to a dead end. Cars would have to drive down to the end, turn-around, and then come back up through the neighborhood. Mr. Trainham added that the Town should put a 'No-Parking' sign up back there instead, audience members agreed. Mr. Albrecht said this road should not be used as alternative or addition to the parking situation, even in the case of overflow. He urged the parking situation be reconsidered to include more on-site parking spaces separate from Gordon Avenue. Mr. Albrecht also asked if during the holidays, work and the use of loud equipment like an impact hammer can be eliminated. Mr. Stolman said the approval would not necessarily happen until sometime after November. Then plans and County Submissions could take several months more. Mr. Albrecht asked if this will be on the next meeting agenda.

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Mr. Kirby expressed concern with regard to parking. In the case of a party or extra guests there may not be enough. Mr. McWilliams noted that there are an excessive number of curb cuts which doesn't leave much area for parking on the street or in the cul-de-sac. There is no parking allowed on North State Road. Mr. Stolman suggested the possibility of eliminating one unit. This precipitated a lengthy discussion. Parking details will be discussed with Mr. Zappi.

Mr. McWilliams thanked the audience and noted that all of the comments are well taken and being considered by the Board. Based on earlier meetings, there are still many housekeeping items that need to be addressed by the applicant. There is also drainage review items, per a memo provided by the Town Engineer that the applicant still must address.

Ms. Cohen made a motion, seconded by Mr. Krieger, and unanimously passed to close the public hearing at 8:00 p.m.

Miscellaneous

Woods Condominium & Deerfield Condominium – Plans for general maintenance and drainage improvements were submitted for review by the Board for a determination of whether or not an application for Site Plan Amendment is necessary. Mr. Ciarcia said the nature of the proposed improvements seem minor and can be addressed administratively. Mr. Spector noted that the Building Department can forward plans of this nature to Mr. Fraioli, Town Engineer, for review and approval.

Minutes

Mr. Krieger made a motion, seconded by Mr. Kirby, and unanimously passed to adopt the draft minutes of the October 10, 2012 meeting of the Planning Board.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Ms. Cohen made a motion, seconded by Mr. Kirby that the meeting be adjourned to November 14, 2012.

Time noted 8:20 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: November 14, 2012