

January 25, 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 25th day of January 2012. There were present the following members of the Planning Board:

George Weeks, Chairman  
Deborah Cohen  
David Krieger

Absent: Dennis Kirby  
Gregory McWilliams, Vice Chair

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

**General Electric, Shady Lane Farm Road & Old Albany Post Road, Site Plan Amendment, Phase B  
PUBLIC HEARING**

Mr. Weeks opened the Public Hearing at 7:30 p.m., posting of legal notice and affidavit were on file. Mr. Pozin, WKGJ LLC, introduced G.E. representatives to the audience. Mr. Peter Cavanaugh, GE, Mr. Steve Grogg, McLaren Engineering, Mr. Wesley Stout, Wesley Stout Associates LLC, Ms. Sarah Yackel, BFJ Planning, Ms. Jessica Hanley, Perkins-Eastman. Ms. Hanley gave an overview of Phase B of the project to the public and the Board; Education Building renovations and addition, Learning Center addition, new Village Residence Building and a new pedestrian bridge.

There were no comments or questions by the audience or the Board. Ms. Cohen made a motion, seconded by Mr. Krieger and unanimously passed to close the public hearing at approximately 7:45 p.m.

Mr. Stolman submitted and reviewed with the Board a Resolution of Approval titled General Electric Company "Re-Imagining Crotonville – Phase B, Resolution of Amended Site Plan, Steep Slopes, Tree Removal and Wetlands Permit Approvals, dated January 25, 2012. Ms. Cohen pointed out minor amendments to the resolution; date at the top of page three and the addition of small addition to the learning center.

Mr. Krieger made a motion, seconded by Ms. Cohen and unanimously passed to adopt the **General Electric Company, Re-Imagining Crotonville – Phase B, Resolution of Amended Site Plan, Steep Slopes, Tree Removal and Wetlands Permit Approvals, dated January 25, 2012** with amendments as noted.

**OPA Homes LLC, 52 Old Albany Post Road, 3-Lot Subdivision**

Mr. George Laoutaris, Applicant, Mr. Bill Brown of William G. Brown Architects, and Mr. Thomas Donohue, Donohue Engineering were present. Architectural Plans titled New Residences for OPA Homes, Old Albany Post Road, prepared by William G. Brown Architects dated, January 17, 2012 and Site Plans and Seepage Pit Calculation Sheet, prepared by Donohue Engineering, dated January 17, 2012 were on file.

Mr. Donohue gave an overview of the proposed subdivision to the Board. The proposal is a 3-lot subdivision of the site. The property is zoned (R5). There is an existing renovated home on the center lot with retaining wall and two new lots would be created on either side. Mr. Weeks asked Mr. Donohue to clarify the seepage pit information sheet provided. Mr. Donohue explained that it is a pit that is excavated out, a concrete cylinder is placed inside which has holes on the sides then the cylinder is surrounded by two and a half inch diameter crushed stone. The water from the roof down spouts is connected to the pits and the then the water is percolated out into the soil through the pit. A cover is placed over the pit for access and maintenance. Mr. Vanoli provided necessary drainage detail items, elevations, and storm water runoff information to Mr. Donohue for the plan. He also clarified that the seepage pits need to be placed below the road in elevation. All site runoff needs to be directed into these seepage pits. Mr. Donohue agreed to provide additional elevations and specific drainage details for each lot.

Mr. Brown discussed architectural plans with the Board. The proposed homes are traditional two-story, with basement and garage under, walk out patio from the first floor. They are approximately 1,700 square feet in size. Also, the homes are designed with reverse symmetry on the window, bays and roof lines so they appear different at the streetscape. Shown at the front are wood porches on piers. In response to Mr. Stolman, Mr. Brown said they can install lattice and/or slats to cover the open areas under the porches. Mr. Brown noted that the homes comply with the R5 Zoning district setbacks and they show two and half stories at the front, two stories at the rear with an average building height of 33.7 feet where 35 is required. Mr. Stolman will review the building height for compliance with two and half stories.

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**Perryco Homes LLC, 558 North State Road, Site Plan Amendment & Rezone of Property**

Mr. Jim Zappi was in attendance. Residents from the neighborhood were in attendance. Mr. Zappi noted he was recently approved to have the property re-zoned to General Business for the purpose of constructing twelve residential townhouse type units on site. Mr. Zappi also clarified that he is in agreement that if this development is not completed as planned the rear portion of the property converts back to the original residential zoning (R10) and the front (GB) General Business. The full general business zoning allows for multi-family development of the property. The site will be accessed by North State Road. There is an affordable housing component built into the proposal, three of the twelve units will be selected and marked as affordable housing.

Mrs. Victoria Trainham, 55 Gordon Avenue asked for information regarding the Town's Affordable Housing ordinance. Mr. Stolman and Mr. Spector clarified some of the policies with regard to the ordinance. Mr. Spector noted that in accordance with Westchester County law, the Town has adopted the model law for affordable housing which will designate an outside organization such as IFCA or the Housing Action Council to keep record of the units and how they are advertised and administered. These are the first units that will be governed by the newest law. Mr. Stolman explained to Mrs. Trainham, approval for a family is based on the median income of the County. These households cannot make more than 80% of that median income. They also have to make enough income to afford the units.

Mr. Albrecht, 552 North State Road, expressed concerns with flooding and increased drainage to the area. There is a mountain on the property and the proposed construction will change the runoff direction. He asked that Mr. Zappi review these items carefully since this area is prone to serious flooding. Ms. Sabrina Albrecht expressed concern with regard to tree protection. In response, Mr. Weeks clarified that the applicant will be required to identify existing trees and provide a removal/replacement plan which will include plans for a buffer. Mr. Zappi noted that the project is at the beginning stages, a more detailed plan of this will be forthcoming. Mr. Zappi also indicated that he would not be at the February 8, 2012 meeting.

**Minutes**

Mr. Krieger made a motion, seconded by Ms. Cohen, and unanimously passed to adopt the draft of Planning Board Meeting minutes of January 11, 2012.

**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. Krieger that the meeting be adjourned to February 8, 2012.

Time noted 8:50 p.m.

Respectfully submitted,

***Sandra Anelli***

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: March 28, 2012**