

February 8, 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 8th day of February 2012. There were present the following members of the Planning Board:

George Weeks, Chairman
Gregory McWilliams, Vice Chair
Deborah Cohen

Absent: Dennis Kirby
David Krieger

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

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

Mr. George Laoutaris, Applicant and Mr. Thomas Donohue, Donohue Engineering were present. Mr. Donohue discussed architectural plans. The Architect, Mr. Bill Brown, was not in attendance. The building height calculations have been provided on this submission dated January 30, 2012, according to this plan, buildings 1 and 3 are in compliance with building height requirements using the cellar definition, which is not considered a story. Mr. Donohue also noted that the driveway slope has been revised to 10%, grading around two proposed dwellings has been modified. The drains have been added around the two proposed patios and tied that into the roof leader pipe these will go into the seepage pit and the overflow of that will go into the street drainage. The seepage pit size was revised to meet Town standards and lowered to below roadway surface. Steep slopes plan has not been revised. Mr. Vanoli approved the drainage submission as amended and described.

Mr. Stolman submitted and reviewed with the Board, a memo dated February 8, 2012, titled OPA Homes Subdivision. Mr. Stolman noted that a full environmental assessment form is required. A preliminary subdivision plat is needed. The subdivision/site plan should include sight distance measurements at the proposed curb cuts on the driveways. Calculations of impervious surface are needed. A complete steep slopes permit, elevations, floor plans and a tree protection plans are also required. Mr. Donohue agreed to make these revisions.

Minutes

Minutes of the January 25, 2012 meeting were held over due to lack of quorum.

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. McWilliams that the meeting be adjourned to February 22, 2012. (This meeting was later re-scheduled to February 29, 2012).

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: March 28, 2012