

April 11, 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 11th day of April 2012. There were present the following members of the Planning Board:

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

Absent: Dennis Kirby
James J. Vanoli, Town Engineer

Also present: Wayne Spector, Town Attorney
Everen Ulker-Kacar, AICP, Frederick P. Clark Associates, Inc.
Sandra Anelli, Secretary

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

Mr. George Laoutaris, Applicant, was present. Ms. Ulker-Kacar, F.P. Clark Associates, submitted and reviewed a resolution of subdivision plat and steep slope permit approvals titled, OPA Homes, LLC Minor Subdivision, Resolution of Subdivision Plat and Steep Slope Permit Approvals, dated April 11, 2012.

Mr. Laoutaris raised a question with regard to the Steep Slope application process. He noted that a summary was submitted at the last meeting and certain items were shown on the plan which meets the requirements of the steep slope application.

Ms. Cohen made a motion, seconded by Mr. Krieger and it was unanimously passed to adopt the **OPA Homes, LLC Minor Subdivision, Resolution of Subdivision Plat and Steep Slope Permit Approvals**, dated April 11, 2012, as read.

Tinman Management, 37A Old Albany Post Road, Site Plan Amendment

Applicants were not in attendance. Ms. Ulker-Kacar submitted and reviewed with the Board a memo, titled Tinman Management, Site Plan Review dated April 11, 2012. Analysis and recommendations include parking, lighting, landscaping, building elevations, hours of operation and outdoor storage. The parking calculation needs to be corrected on the plans. The proposed light intensity appears to be too high. It is recommended that the lighting levels be reduced. The proposed evergreen screening between the proposed building and Stanley Avenue should be extended along the entire rear of the building. There was discussion of possibly changing the roof of the proposed building from a shed roof to a gable roof. Days and hours of operation are needed on the plans as well as a corrected note with regard to outdoor storage referring to Section 200.18.1A(2) of the Zoning Law.

Ms. Ulker-Kacar said the memo would be forwarded to Mr. Javier Taborga of AT Design Group, representative for the applicant.

Minutes

Ms. Cohen made a motion, seconded by Mr. McWilliams, and unanimously passed to adopt the draft minutes of Planning Board meeting March 28, 2012, with corrections as outlined by Mr. Krieger.

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 April 25, 2012.
Time noted 8:10 p.m.

Respectfully submitted,

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: May 23, 2012