

August 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 August, 2012, at 7:30 p.m. There were present the following members of the Planning Board:

George Weeks, Chairman
Gregory McWilliams, Vice Chair
Dennis Kirby
David Krieger

Absent: Deborah Cohen

Also present: Wayne Spector, Town Attorney
David Stolman, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, Town Engineer
Margaret Conn, Assistant Secretary

Martinelli Subdivision, 1 Roosa Lane, 2-Lot Subdivision

Gregory McWilliams distributed photographs of the 2-lot proposed subdivision site to those present. He presented drawings of two design concepts showing development alternatives, both legal on terms of size and frontage, dealing specifically with access to the sites. The first proposal involves an access easement with both lots sharing a common driveway. Mr. McWilliams pointed out that this proposal, with the rear of the houses facing Hawkes Avenue, would not require as much change to the grading of the property and would be easier to achieve. The second proposal involves two lots of the same size with one lot having a driveway off Roosa Lane and the other lot with a driveway off Hawkes Avenue. This proposal would require more grading to the property. Mr. McWilliams pointed out that both of the proposed development plans would be similar to the existing houses regarding grading, stonewalls and drainage issues.

Mr. McWilliams presented and reviewed sketches of two site section schemes showing elevations above the road. He referred to a photograph he previously distributed of the Hawkes Crossing subdivision specifically regarding the rear yards of several of the houses. Dennis Kirby referred to the Country Meadows subdivision and how the many trees planted there have grown since its creation.

Mr. McWilliams stated that the applicant is seeking approval for just a subdivision of land at this time, not construction of the houses. Mr. Stolman pointed out that the orientation of the houses and driveways could be changed at a later time when plans are presented to the Planning Board for approval. Regarding the concept of the shared driveway, Mr. Weeks stated that he does not prefer a shared easement, shared driveway as it leads to potential problems in the future regarding maintenance and enforcement of rights between neighbors. Mr. Ciarcia stated that notes could be put on the plat to be addressed at a future Planning Board.

After a discussion regarding options for driveways and possibilities of house orientations, it was decided that Mr. Stolman and Mr. Ciarcia would continue to review the plans and this matter would be discussed again at the next meeting of the Planning Board on August 22nd.

The Woods in Westchester Condominium Complex, Pond Restoration, Wetland Permit

Mr. Ciarcia, Town Engineer, distributed a memorandum to those present which he prepared after his review of The Woods in Westchester Wetland Permit plans.

Mr. Dan Gould of Keane Coppleman Gregory Engineers, P.C. was present. He stated that The Woods Condominium Complex is seeking a wetlands permit to restore a stormwater pond built in the early 1980's on the site. Mr. Gould presented the drawing of the site and detailed the process that would be followed to achieve this extensive pond maintenance and restoration project. Mr. Ciarcia stated his main concerns, specifically regarding getting rid of fill, silt fence placement, a means to stop the work during periods of high flow, making sure that manholes, clean-outs and footing drains on the site are not buried during the procedure and that the area is properly surveyed to avoid unexpected consequences if buried. Mr. Gould stated that he has surveys and is working with the cable company regarding cable lines.

Wayne Spector, Town Attorney, stated that a Public Hearing is required for a Wetlands Permit. It was decided that Mr. Stolman would review the plans and a Public Hearing will be scheduled for the next meeting to be held on Wednesday, August 22nd, 2012.

Minutes

Mr. Weeks motioned the approval of the minutes of the July 11th, 2012, meeting and was seconded by Mr. Krieger.

Adjournment

With no further matters for the Planning Board to address at this time, Mr. Weeks motioned at 8:30 p.m. that the meeting be adjourned until August 22nd, 2012, and was seconded by Mr. Kirby with all in favor.

Respectfully submitted,

Margaret Conn

Margaret Conn
Assistant Secretary

APPROVED: August 22, 2012