

July 10, 2013

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 10th day of July 2013. There were present the following members of the Planning Board:

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

Also Present:

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

Audubon Manor Co., LLC, 501 North State Road, Site Plan Amendment

Mr. McWilliams recused himself on behalf of this application. Mr. Beldotti and his son Anthony Jr. were in attendance. Plans titled, Site Plan, Proposed Commercial Building Replacement, 501 North State Road, prepared by Gregory J. McWilliams, AIA, originally dated January 27, with latest revision June 14, 2013 were on file. Mr. Ciarcia submitted a memo dated July 8, 2013 offering comments with regard to drainage, storm water management, curbing, sidewalks, pavement, drywells, rip rap stabilization, all of which need to be addressed prior to approval.

In response to the memo, Mr. Beldotti said they are planning on putting in two drywells at the location shown on the original site plan. These were not installed but are shown on the prior site plan. Another drywell will be installed to handle the extra parking spaces. These will be tied into an existing pipe and Town catch basin. Mr. Beldotti said the current drainage pipe runs along other properties and was found to be capped off, but it was recently cleaned out and they are prepared to make necessary improvements and address drainage items listed Mr. Ciarcia's memo.

Mr. Stolman submitted and reviewed a memo, titled 501 North State Road (Audubon Manor Co., LLC) Site Plan Review. The memo offers analysis and recommendations. One of the five parking spaces needs to be eliminated. This precipitated a lengthy discussion. After further review, the total number of extra allowable practical new parking spaces for this site will be four.

Yogolicious Briarcliff, 516 North State Road, Site Plan Amendment

Mr. Enzo Paternostro, Yogolicious, and Mr. Frank Tancredi, Architect were in attendance. Plans, titled Site Improvements for Yogolicious, dated May 10, 2013 were on file. Mr. Tancredi gave an overview of the plan. Modifications made to the site include a addition of a rear patio and 10' x 10' storage shed was installed in lieu of the previously approved site plan for an addition and expansion of the second story.

The applicant is looking to close off access to the neighboring property and get approval for the changes made to the site that were not included in their site plan approval. There are diagonal parking spaces that were shared by both properties in past years through an easement agreement. This agreement became null and void upon the sale of either of the two properties. Mr. Paternostro said he would like to separate and define his lot and use his driveway for two-way traffic. As a method of keeping traffic from going through the properties, they are proposing a wheel bumper and/or removable bollards at the point of access where the parking lots currently connect. Both parking lots have ample parking. Each of the two properties have their own driveways.

The driveway at Yogolicious is approximately 25± feet wide. They are looking to restripe and install a "no-parking" sign at the property line where there was diagonal parking. Mr. Tancredi talked about different options of clearly marking that the access is closed off between the two properties. They discussed the use of the removable bollards and bumper. Revised plans with details discussed will be submitted for the next meeting.

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Minutes

Mr. Krieger made a motion, seconded by Ms. Cohen and unanimously passed to adopt the draft of Planning Board Meeting minutes of June 26, 2013.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Krieger made a motion, seconded by Mr. Kirby that the meeting be adjourned to July 24, 2013.

Time noted 8:55 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

Approved: August 28, 2013