

February 25, 2015

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 February 2015. There were present the following members of the Planning Board:

Ingrid Richards, Chair
Dennis Kirby
Gareth Hougham
Jim Bossinas

Absent: Greg McWilliams, Vice Chair

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

Luciano Velardo, Inc. 64 Hawkes Ave. and 1 Roosa Lane, Proposed New Homes, Site Plan & Architectural Review

Mr. Brian Hildenbrand P.E. from Kellard Sessions Consulting, P.C. was in attendance representing Mr. Velardo. Revised plans dated February 13, 2015 were submitted to the Board and on file. Mr. Hildenbrand said they have addressed comments of the Board and memos provided from the last Planning Board meeting. Mr. Hildenbrand presented a plan showing both lots. He said they have shown additional screening between the two homes and trees to be removed. The proposed homes are approximately 2,200 square feet in size.

Mrs. Richards asked for clarification regarding the original prior subdivision and tree plan shown at that time. Mr. Stolman noted that these two parcels were originally one lot from a larger subdivision (Hawkes Hill) now Roosa Lane. At that time, there was only one home shown on this lot. Mr. Martinelli purchased the lot and subdivided it into two lots, no construction was proposed at the time of that approval. There is a note on the Martinelli subdivision plat that specifies one of the lots have driveway access from Roosa Lane and the other have driveway access off of Hawkes Avenue.

Mr. Stolman said screening between the two homes seems appropriate but recommended they provide additional screening for the proposed home on Roosa Lane where the side elevation and deck would be visible from Hawkes Avenue. Mr. Ciarcia noted that these plans do respond to his memo items provided at the last meeting. Mr. Ciarcia will be reviewing calculations and stormwater further. These can be reviewed with the applicant's engineer.

Mr. Stolman asked the Board to review architectural plans specifically the side elevation of the home that will be seen from Hawkes Avenue. The Board agreed that treatment to the foundation, additional plantings and the chimney could be dressed up. Mr. Bossinas suggested stone or brick for the chimney, which may be more historically appropriate for a colonial style home. Dr. Hougham agreed and asked the applicant for further information regarding endangered species of plants or animals as indicated on their EAF form. Mr. Hildenbrand said that the DEC mapper covers a much larger area and this was sort of an auto-fill item on the EAF mapper. Dr. Hougham's recommendation was to have a wildlife biologist make a site visit or to have the DEC provide documentation that says this may just be a general thing that the mapper picks up.

Mr. Stolman said one of the Principals of Kellard Sessions is a registered landscape architect who can provide analysis regarding this. He is doubtful that there are endangered species of animals on site. It is centrally located in Ossining and is only about an acre in size. Also, in response to Dr. Hougham, Mr. Hildenbrand said the retaining wall is going to be a masonry wall rubble stone mortared together, a rustic style. This is shown on the detail sheet of the plans provided.

Mrs. Richards asked if there was any thought to what style roofing will be provided. Mr. Kirby noted that there are homes at a much higher elevation on Roosa Lane and if the applicant could show what it may look like from their view. Mr. Hildenbrand agreed to discuss these items with his client and also pointed out that the 28 inch oak tree shown on the plan will not be removed. There were no further questions or concerns. Mr. Hildenbrand thanked the Board.

February 25, 2015

Minutes

A motion was made by Mr. Kirby, seconded by Dr. Hougham and unanimously passed to approve minutes of Planning Board meeting January 14, 2015.

A motion was made by Mr. Bossinas, seconded by Mr. Kirby and unanimously passed to approve minutes of Planning Board meeting January 28, 2015.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Kirby made a motion, seconded by Mr. Bossinas that the meeting be adjourned to March 11, 2015.

Time noted 8:15 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: March 25, 2015