

May 3, 2017

A WORK SESSION 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 3rd day of May 2017. There were present the following members of the Planning Board:

Ching Wah Chin, Chair
Gareth Hougham, Member
Jim Bossinas, Member
Marc Hoeflich, Member

Absent: Greg McWilliams, Vice Chair

Also Present: Katherine Zalantis, Attorney, Silverberg, Zalantis LLP
David Stolman, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

Parth Knolls LLC, 87 Hawkes Avenue, Review of Construction Sequence Plan

Mr. Beldotti and Mr. Hernandez were in attendance. A construction plan titled Construction Sequence Plan prepared by ARQ.HT, LLC, dated August 2, 2016 revised April 20 2017 was on file. A memo submitted by Mr. Hamilton, Building Inspector, reflects the construction sequencing is in compliance with the adopted resolution. A memo from Mr. Stolman dated May 3, 2017 was submitted and reviewed with the applicant and the Board. The Board was in agreement with both memorandums. Mr. Beldotti was asked to make minor changes to the sheet. Mr. Beldotti agreed.

Draft of Local Law 2 of 2017 Amending the Zoning, Tree Protection and Cabaret Chapters of the Town Code

Dr. Hougham submitted a memo dated April 24, 2017 which offered suggested changes to the tree chapter. The Board agreed that certain mitigation measures and tree bank and/or replacement requirements proposed by Dr. Hougham's memo may be expensive for existing single-family and two-family property owners. As far as new development, commercial site plans and subdivisions the Board has the authority to require mitigation measures, replacements, tree bank and planning of additional trees.

Further, Dr. Hougham talked about potential re-zoning of 39 Old Albany Post Road. This parcel has been used as a single-family residence for many years but it is located in GB-1. Dr. Hougham recommended a residential single-family zoning for this parcel. After some discussion, the Board was in agreement with recommending this particular parcel be changed to residential R-5 and/or R-7.5 One-Family Zoning.

Although this was not a public hearing, Ms. Jamie Black and Mr. Jim Levis of 35 Quaker Bridge Road submitted a memo dated May 3, 2017 which suggests that the properties zoned GB-1 General Business and NC Neighborhood Commercial are to be Grandfathered for their originally approved use but need to be rezoned to Single-Family R-7.5 now!

Miscellaneous

Request for Advisory Opinion regarding Hudson Education and Wellness Center, (Town of Cortlandt) A resolution passed by the Town Board on April 26, 2017 requests and advisory opinion from the Town Planning Board on the proposed development of the Hudson Education and Wellness Center for the purpose of advising the Ossining Town Board on the potential impact of this development on Ossining residents.

Several residents spoke out about this project and asked the Board to review their information available online; Citizens for Responsible Hudson Institute Site Development. Mr. Stolman will provide more information and prepare a report for the Board to review.

May 3, 2017

Minutes

Minutes of April 19, 2017 were held over.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Mr. Hoeflich that the meeting be adjourned to May 17, 2017.

Time noted 8:30 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: June 21, 2017