

July 11, 2017

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Joseph J. Caputo, Ossining Community Center, 95 Broadway, Ossining, New York, on the 11<sup>th</sup> day of July 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

**Butler Subdivision, 2 Hillcrest Drive, 2 Lot Subdivision – PUBLIC HEARING CONTINUED**

Mr. Dennis Butler, Applicant and Mr. Dave Sessions of Kellard Sessions Consulting were in attendance. Mr. Sessions announced that they have made some small changes to the plan. Based on discussions with the Building Inspector, they widened the driveway section to 14 feet wide from 12 feet. Also, Mr. Sessions provided a plan showing potential future access of a neighbor's property, if that neighbor chooses to tie into the right-of-way at some point in the future and they have revised the EAF to show recent changes such as shifting the septic over and earlier comments from the Board.

A memo dated July 10, 2017 from Mr. Hamilton, Building & Fire Inspector, was on file. Mr. Hoeflich briefly read through the section of Mr. Hamilton's memo which can allow the distance of 650 feet from a fire hydrant if the proposed building has fire sprinklers. It was recommended by Mr. Ciarcia and agreed by the Board that the resolution, subdivision map, and site plans memorialize the sprinkler requirement.

Ms. Coccozza, 409 Chappaqua Road asked the Board for a letter from the Briarcliff Fire Department. The Briarcliff Fire Department has not written a letter. Mr. Chin reminded members of the audience that Mr. Hamilton is the Fire Code Official and his interpretation of the Code is what the Board needs to consider.

Ms. Harris of Gordon Avenue asked if there will be specific language in the Resolution stating that the applicant cannot do anything that can extinguish the rights of others who have access to Hillcrest Drive. Mr. Sessions said yes but noted that due to the embankment, they are installing a guardrail. The guardrail can be removed when future access is requested by anyone who ties into Hillcrest Drive. It's not going to be a permanent obstruction. The resolution will also memorialize this.

Mr. Stolman submitted and reviewed a memo dated July 11, 2017 titled Butler SEQRA, with attachment of State Environmental Quality Review, Negative Declaration, Notice of Determination of Non-Significance.

Mr. Hoeflich made motion, seconded by Dr. Hougham and unanimously passed to adopt a **Negative Declaration under SEQRA for the Butler Subdivision, dated July 11, 2017.**

At this time, the applicant will return to the Zoning Board of Appeals for consideration of an open variance. Mr. Sessions thanked the Board.

**River Knoll, 40 Croton Dam Road, Zoning Amendment - Multi-Family Development, Review Draft Environmental Impact Statement (DEIS)**

Mr. Glen Vetromile, Developer, Glenco LLC, and Mr. William Null, Attorney, Cuddy & Feder LLP were in attendance. Mr. Stolman submitted and reviewed a memo titled, River Knoll – Completeness Review of Revised DEIS. The revised DEIS requires revisions and supplementation before it can be determined to be "adequate with respect to its scope and content for the purpose of commencing public review." The current version of the DEIS does not fully and/or adequately address certain topics identified in the Scope for the DEIS. Therefore, it is recommended that the applicant further revise the DEIS to address the comments in this memo and any other comments of the Planning Board, Town Staff, or other advisors may have.

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Ms. Zalantis submitted and reviewed a memo titled, Comments to River Knoll DEIS dated July 11, 2017. This memo also outlines specific comments and items that need to be updated and corrected. Mr. Ciarcia submitted also submitted a copy of a memo titled, Revised DEIS - June 2017, dated July 11, 2017. This memo addresses engineering issues such as water consumption data and stormwater items that need to be clarified and corrected.

Mr. Null, referring to Mr. Stolman's memo, asked the Board to reconsider the requirement of waiting for comments from NYS OPRHP (Office of Parks, Recreation and Historical Preservation). Mr. Null said they've provided the narrative with regard to this. Mr. Null also discussed comment 20. Traffic and transportation section which they feel should be undertaken after the DEIS is accepted.

In response to a comment about alternative layouts, Mr. Vetromile said they have revised and updated the alternatives in this submission. Mr. Hoeflich said it was very helpful having these alternatives to review. Mr. Bossinas said his concerns were mostly with the R15 conforming layout. He asked if R15 was fully studied as far as steep slopes, wetlands, setbacks, and wetlands. Mr. Null and Mr. Vetromile said yes, the plan is conforming to R15 and all of the R15 details were applied. Dr. Hougham asked if the alternatives show an accurate account of tree removal. Mr. Hoeflich referred Dr. Hougham to the section "Vegetation and Wildlife" where there is a chart that compares proposed project with alternatives. Mr. Ciarcia pointed out that there are issues with areas that are marked as "green areas" the same green areas are also shown as having trees removed. Mr. Ciarcia recommended they update the legend to make this clear. Mr. Null agreed. Mr. Null continued to discuss alternative layouts with the Board.

Mr. Vetromile said that since the beginning of their proposal they have endeavored to preserve as much green space as possible. The entire front of Croton Dam Road is meadow. Approximately a quarter mile of the property along Croton Dam Road all stays green as wonderful open space for the community. If this were developed as single-family homes or townhouses that would all go away and there would be more utilities, infrastructure, more tree removal, more roadways and more children in the school district. This building will be tucked away at the top of the site in the same area where there are buildings now and still have huge buffers on all sides of the property. Mr. Vetromile met with the School Board, School Administrator and Superintendent of Schools early on where they discussed school generation from this project. They studied Avalon projects throughout the county and similar projects in Ossining. This type of development brings the least amount of school age children when compared to any of the single-family homes alternatives.

Dr. Hougham agreed that green space and limited school age children is a positive but traffic is still a very important issue. Mr. Vetromile and Dr. Hougham discussed the traffic study at length. Mr. Vetromile said he met with many of the surrounding residents to discuss this. Mr. Vetromile is proposing to improve the intersection at Croton Dam Road and Route 9A which will add a turn lane. Mr. Vetromile also said the project will provide jitney service to the train stations; Ossining and Croton Harmon. Mr. Vetromile invited the Board to visit his site Quarry Place, Tuckahoe, NY. Mr. Vetromile and Mr. Null thanked the Board.

### Minutes

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Minutes of June 21, 2017 were held over.

### Adjournment

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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 August 9, 2017 tentatively.

Time noted 8:41 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: October 18, 2017**