

May 16, 2018

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Joseph G. Caputo, Ossining Community Center, 95 Broadway, Ossining, New York, on the 16th day of May 2018. There were present the following members of the Planning Board:

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

Also Present:

Katherine Zalantis, Attorney, Silverberg, Zalantis LLP
David Stolman, Frederick P. Clark Associates, Inc.
Daniel Ciarcia, PE, Consulting Town Engineer
Margaret Conn, Secretary

River Knoll, LLC, 40 Croton Dam Rd., Multi-Family Development, Draft Environmental Impact Statement (DEIS) Written Comments)

Mr. Glen Vetromile, Ms. Nanette Bourne and Mr. William Null were present. A memo on behalf of the Town of Ossining Town Board dated May 16, 2018 requesting an extension of public comment period until June 6, 2018. Mr. Chin suggested the date of June 20, 2018 instead of June 6th. The Planning Board was in agreement with the June 20, 2018 date. Mr. Stolman submitted a memo dated May 16, 2018, titled River Knoll-Substantive Review of Accepted Draft Environmental Impact Statement (DEIS).

Mr. Hoeflich made a motion, seconded by Dr. Hougham, and it was unanimously agreed by the Board to hold the written public comment period open until June 20, 2018.

Mr. Chin announced to audience members that the written comments are important to the Planning Board and the public has this opportunity to submit additional comments which are given consideration by the Board and to the applicant to address issues.

Rayford Daverne & Sons, 52-1 & 52-3 Old Albany Post Road, New Homes, Architectural Review PUBLIC HEARING

Mr. John Fussell, Applicant, was not in attendance. There was no one in attendance from the public to speak on this matter. This item was adjourned to the next available meeting of the Planning Board.

Stephanie Diesing & Brian Contreras, 68A Somerstown Road, New Home - Architectural Review PUBLIC HEARING

Ms. Diesing and Mr. Contreras were present. Mr. Stolman submitted and review a memo dated May 16, 2018 titled Diesing Architectural Review. Mr. Chin opened the public hearing to the audience at approximately 7:40 p.m., posting of legal notice and affidavit were on file.

Mr. Andrew Brodnick, Attorney for the Fitzpatrick Family Trust, 7 Tavano Road, asked the applicants to consider lighting, screening, and additional trees. The driveway and garage area is of most concern to the neighbor because the new garage is adjacent to 7 Tavano Road. Mr. Brodnick asked if the applicants were proposing any driveway lighting and if so, can they install additional screening and trees in this area. He said they would like to discuss these items with the consultant and work out these details if they can.

Mr. Hoeflich recommended Kelvin Temperature type lighting. Motion sensors and timers to shut off any lights in the area of the garage and driveway. Dr. Hougham asked the applicants to provide additional screening such as a staggered row of evergreens. The Board asked the applicant for an additional submission showing these changes. There were no additional comments. The Board adjourned the Public Hearing to June 6, 2018.

Rinaldi Subdivision, 39 Stormytown Road, 9 Lot Subdivision

Mr. Louis Rinaldi, Applicant, was in attendance. Mr. Stolman submitted and reviewed with the Applicant and the Board a memo dated May 16, 2018 titled, Rinaldi Subdivision, 39 Stormytown Road. The memo offers analysis and recommendations to the plan.

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After discussion and review of the proposed lots and placement, Mr. Stolman reminded Mr. Rinaldi to address Section 183-12.G. of the Tree Protection Chapter of the Town Code with his design professional. Mr. Rinaldi agreed. Dr. Hougham asked Mr. Rinaldi to provide an aerial view of the neighborhood showing adjacent properties or a Google Earth view and to label the wetlands stating that it is a tributary to the Sing Sing Kill on the plan. Mr. Chin asked if there was anyone in the audience to comment on this application. There were none.

593 North State Road, LLC. 593 North State Road, Site Plan Review

Mr. Michael Bell, Applicant and Mr. Tom Kerrigan from Site Design were present. Mr. Kerrigan presented the plan to the Board. Mr. Stolman submitted and reviewed a memo dated May 16, 2018, titled 593 North State Road LLC (Armstrong Plumbing) Site Plan with the Board and Applicant. The memo offers additional analysis and recommendations.

Mr. Hoeflich urged that the applicant use low lighting because of the residential homes up on Morningside Drive. Mr. Hoeflich recommended 2800 Kelvin Temperature lighting and said he would rather see something other than blacktop on the parking lot like pavers. Dr. Hougham asked the applicant to provide an aerial photo or Google Earth image of the property and the surrounding properties.

In response to Mr. Hoeflich, Mr. Kerrigan said he met with the Highway Department the drainage issue on North State Road is not a result of the Town of Ossining properties; it's New Castle, which is next door to this parcel. Mr. Kerrigan noted that as required by the Storm Water Protection laws, they are attenuating all of the flow from this site. Mr. Ciarcia reviewed Storm Water Protection plan and reviewed certain issues with the Board. The applicant is proposing a downstream defender water quality unit to provide treatment to the detention system. This is accepted practice by NYS DEC and acceptable for this particular site. After some discussion regarding excess water flowing onto North State Road from Morningside Drive, it was determined that the applicant is not required to correct all water issues associated with the neighbors discharge and flooding problems along North State Road. Dr. Hougham asked Mr. Kerrigan to show the existing watercourse on the next submission and label it as a tributary to the Pocantico River.

Miscellaneous

Butler Subdivision: A letter was on file dated May 7, 2018 from Kellard Sessions, asking the Planning Board for a 90-day extension of all approvals in order to obtain additional signatures required on the Subdivision Plat.

Mr. Chin signed the Butler Subdivision Plat.

A motion was made by Mr. Bossinas, seconded by Mr. Hoeflich and unanimously passed to extend the Butler Resolutions of Minor Subdivision Plat, Steep Slope Permit and Tree Removal Permit Approvals for 90 days as requested.

Minutes

Minutes were not available at this time.

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 June 6, 2018.

Time noted 9:20 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: June 6, 2018