

January 17, 2018

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 17th day January 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

Absent: David Stolman, Frederick P. Clark Associates, Inc.

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

Artis Senior Living, 553 North State Road – Request for Extension of time of Resolutions of Approval

A letter dated December 6, 2017 from Peter Wise of Delbello, Donnellan, Weingarten, Wise & Wiederkerhr, LLP requesting that the site plan approval and wetlands permit approval, originally approved December 21, 2016 both be extended for an additional year through December 21, 2018.

Mr. Bossinas made a motion, seconded by Mr. Hoeflich and it was unanimously passed to grant an extension of time for the **Artis Senior Living, LLC Site Plan and Wetland Permit Approvals for the Development of a Memory Care Facility at 553 North State Road for one year through December 21, 2018.**

Polzella Construction Corp., 72B Hawkes Avenue – Architectural Review PUBLIC HEARING

Mr. Chin opened the public hearing at 7:49 p.m. Mr. Polzella, Applicant and Mr. DeMasi, Architect were in attendance. Mr. DeMasi commented on an update to the plan adding specific hardware to the garage doors, the garage doors are going to be white with black hardware. The new home will be a colonial style home with cream color vinyl siding with black shutters and a black composite front door. The roof will be a charcoal color roofing material.

Mr. Suleiman submitted a review a memo prepared by Frederick P. Clark Associates, Inc., dated January 17, 2018 titled, Polzella Construction Corp., 72 B Hawkes Ave. A review of the property and plans all items with their purview are satisfactory.

Mr. Chin asked if there were any questions or concerns from the Public and the Board. There were none. Mr. Chin directed the Town's Planning Consultant to prepare a resolution of approval for the next meeting.

Dr. Hougham made a motion, seconded by Mr. McWilliams and it was unanimously passed to close the public hearing and prepare a resolution of approval.

Martinelli Lots, 1 Roosa Lane & 64 Hawkes Avenue – Architectural Review PUBLIC HEARING

Mr. Chin opened the public hearing at 7:55 p.m. Mr. Martinelli, Applicant, Mr. Sessions, Engineer, and Mr. DeMasi, Architect, were in attendance. Mr. Sessions & Mr. DeMasi presented the plans. Mr. Sessions gave an overview of the engineering plans, Mr. DeMasi discussed color choices and materials of the proposed homes.

Martinelli Lots - Public Hearing Continued:

Mr. Suleiman submitted and reviewed two resolutions of approval; 1 Roosa Lane, Resolution of Site Plan and Architectural Review Board Approvals, and 64 Hawkes Avenue, Resolution of Site Plan and Architectural Review Board Approvals both dated January 17, 2018. Mr. Ciarcia submitted and reviewed two memos offering comments and slight modifications to the final plans these were dated January 17, 2018.

Mr. Hazen, 66 Hawkes Avenue, raised concern with the wooded area and screening between his property and 64 Hawkes. He said the wooded area is his property and would like to make sure nothing is cut from that. Also, he wanted to know how this was going to affect the drainage; currently, there are issues across the bottom of his driveway. In response, Mr. Sessions said they have taken measures to capture and treat all of the runoff from their site. They will be taking trees down but they are definitely capturing all of the runoff on site and will not encroach on Mr. Hazen's property.

Ms. Pelegriano, 5 Roosa Lane, mentioned an error in a note on the tree removal and screening plan that says "Office Building" and "Parking Lot" where it should say "Single-Family Home". Secondly, Ms. Pelegriano asked about the elevations and if there was a retaining wall. Mr. Sessions said there is no retaining wall proposed because of the grade and where the house is located. Ms. Pelegriano asked if they can provide more screening between their property and 1 Roosa. Mr. Sessions agreed.

Mr. Picciano, 70 Hawkes Avenue, wanted to report that the Parth Knolls development has taken down so many trees. According to Mr. Picciano, the site was clear cut. Mr. Picciano further expressed that the small sub divider/resident who might be subdividing one or two lots has to provide a tremendous amount of tree study and preservation plan but the big developer gets to clear cut.

Ms. Zalantis asked Mr. Sessions to correct the note on the plan where it says Office Building and to add an additional condition that says additional screening will be provided. The note that says Office Building is also on the 64 Hawkes drawing. This needs to be updated as well.

Mr. Chin asked the audience if there were any further comments. There were none.

Mr. Hoeflich made a motion, seconded by Mr. McWilliams and unanimously passed to close the public hearing and adopt **1 Roosa Lane, Resolution of Site Plan and Architectural Review Board Approvals dated January 17, 2018,** with amendments as discussed.

A motion was made by Mr. McWilliams, seconded by Mr. Hoeflich and unanimously passed to close the public hearing and adopt **64 Hawkes Avenue, Resolution of Site Plan and Architectural Review Board Approvals dated January 17, 2018,** with amendments as discussed.

River Knoll, 40 Croton Dam Road, Draft Environmental Impact Statement DEIS

Mr. Vetromile, Glenco LLC, Mr. William Null, Cuddy & Feder and Mr. Graham Trelstad, AKRF were in attendance. Mr. Null announced that they have reviewed memos prepared by the Town's consultants related to the current version of the DEIS. Mr. Null asked the Board for comments and guidance in order to move toward scheduling a public hearing. Mr. Hoeflich suggested they update the DEIS as directed by Town's consultants memos.

Copies of Mr. Stolman's memo dated January 17, 2018 were submitted and reviewed with the Board. Mr. Ciarcia submitted and reviewed his memo dated January 17, 2018. Mr. Hoeflich suggested they implement the changes as outlined by the memos.

Mr. Null told the Board that they would be providing a red lined document that shows the updates and hopefully that will be the accepted document that gets circulated. The Board recommended continued review by the Town's Consultants and Town Attorney and can consider acceptance of the draft and scheduling a public hearing. Advertising February 7, 2018 as a regular meeting (instead of a work session) was discussed, if all of the updates are included in the next version of the DEIS. Mr. Null thanked the Board. Mr. Chin asked if there was anyone from the public who would like to comment or have questions, there were none. (February 7, 2018 was cancelled due to a snow/ice storm).

January 17, 2018

Minutes

Mr. Hoeflich made a motion, seconded by Mr. Bossinas and unanimously passed to approve meeting minutes of the December 6, 2017 Planning Board meeting.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Hoeflich made a motion, seconded by Mr. McWilliams and unanimously passed that the meeting be adjourned to February 7, 2018.

Time noted 8:40 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: April 18, 2018