

August 1, 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 1st day of August 2018. There were present the following members of the Planning Board:

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

Absent: Greg McWilliams, Vice Chair
Marc Hoeflich, Member
David Stolman, Frederick P. Clark Associates, Inc.

Also Present: Katherine Zalantis, Attorney, Silverberg, Zalantis LLP
Daniel Ciarcia, PE, Consulting Town Engineer
Sandy Anelli, Secretary

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

Mr. John Fussell, Applicant, was in attendance. Mr. Fussell delivered plans at the meeting. Mr. Chin noted that this doesn't allow time for the Board members and consultants to review. Mr. Fussell also presented a steep slope plan for Dr. Hougham. This map was not included in any submission. Dr. Hougham asked Mr. Fussell to make this part of the submission. Dr. Hougham also requested a cross sectional view and rendering. Mr. Fussell noted that this can be expensive. Dr. Hougham and Mr. Fussell discussed this at length.

After some discussion, it was determined that some of the items to be addressed were as follows; cross sectional view, walls to be natural stone, detail of driveway width to be put on the plan, windows installed on the sides of both houses, a topographical plan and proposed grades and contours. If these items are included in the next submission and delivered in advance of the next meeting, a draft resolution can be done. Mr. Fussell agreed. There were no further comments.

Village of Ossining, Water Treatment Plant, 25 Reservoir Road, Site Plan – PUBLIC HEARING

Mr. Chin opened the public hearing at 7:47 p.m. Mr. Paul Fraioli, Director of Public Works & Engineer Village of Ossining, Mr. Andrew Tiess, Superintendent of Water/Sewer Village of Ossining along with their Consulting Engineers from Hazen and Sawyer, Ms. Julie Herzner, Project Manager, Mr. David Braun, Project Engineer, Mr. Michael Broder, Project Director were in attendance.

Mr. Fraioli gave a brief overview of the plan to the Board and the Public. Mr. Fraioli noted that since the last meeting with the planning board, there have been two tours, one with the Chairman and one with a Planning Board Member of the existing site and facility. Also, they have worked with the Board to go over any comments and concerns made at the first meeting which was June 20, 2018. Mr. Fraioli introduced Ms. Herzner who presented the plan.

An email letter was on file, submitted by Donna Sharrett, dated August 1, 2018. A copy was given to the applicants and their engineers. Ms. Herzner addressed some of the concerns outlined in the memo. Additional evaluation will be prepared as part of the formal response and preservation of the buffer is the intent, they will work with the village to relocate wetlands on site and/or repair areas of wetlands with invasive species.

Mr. Tiess addressed comments with regard to a reduction in water demand. These practices have always been implemented and will continue. Mr. Tiess said they have a leak detection program in place where they go out every day and check valves and connections. They follow a full protocol of how to reduce consumption and recently working on a New York City funded toilet voucher program which offers low consumption toilets. Mr. Tiess reported that they are very, very, aggressive when it comes to conservation methods.

Dr. Hougham expressed concerns with the view of the facility from the Old Croton Aqueduct. His recollection was that the stripe on the building would be removed. Ms. Herzner and Mr. Fraioli explained that the elevation that would be seen from Applegate Way would not have the striping, but the other elevations will. Mr. Fraioli noted that architectural review is important and that they are working with Hazen's Architectural team to get something that will not stand out to surrounding residents. Dr. Hougham noted that the view from the Old Croton Aqueduct Park is equally important.

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Mr. Fraioli said he would like to maintain the maroon striping since this is part of the Village's logo and color scheme. Mr. Bossinas agreed that it's a great color but they may want use the earth tones so the building will blend into the landscape as much as possible. Mr. Broder pointed out that you won't see the stripe from the Aqueduct ground trail, from this viewpoint you would only see the lower part of the building. The building is going to be built into the hillside. Mr. Bossinas recommended earth tones. Mr. Fraioli agreed that there are still many esthetic options available, they will continue to work on that. Mr. Fraioli also pointed out that the air structure will be removed when the old facility is decommissioned and when the new facility is up and running. This could take up to two or more years, but the air structure will be eliminated completely which will improve the view from the Waterview Development.

At this time, Mr. Chin asked if there was anyone in the audience with comment or questions. Ms. Elizabeth Uhl, from 12 Applegate Way was in attendance. She submitted a memo at an earlier meeting which was circulated to the Applicant, their Consultants and the Planning Board.

Ms. Uhl raised the question of trees and tree replacement, especially during winter months. She specifically stated that she would also like to *not* see the building as much as possible. She urged the use of earth tones that will blend into the landscape. In response, Ms. Herzner noted that they can work on the earth tone colors and a landscape plan. The landscape plan is not complete at this time, they are still working on that. Mr. Fraioli noted that they are planning to provide landscaping buffers around the Waterview parcels during construction and when construction is complete they will provide additional restoration planting with a very enhanced landscaping plan. Ms. Uhl also asked how they intend to handle lights and noise. Mr. Fraioli noted that right now, the existing facility has mechanical systems outdoors, everything that she hears outside currently will be located inside in the new building with the exception of an air handler on the roof.

Lighting is going to be all low level lighting mostly for lighting perimeter walkways for someone to walk around the building safely. No flood lights or upward pointing lighting. Also, there will be less trucks than there are now hauling sludge on the roadway. Ms. Uhl asked about the roadway shown at the rear of the property. Ms. Herzner noted that this is an access-way for general maintenance, it will be made up of gravel and porous pavers, similar to a regular driveway that ends. There is no through traffic. Ms. Uhl asked Mr. Fraioli, assuming they get approvals, when construction will begin? Mr. Fraioli noted if all goes well, the project could potentially get started in the spring of 2019. There are a lot of factors to consider. The process could go approximately two years. Mr. Chin asked if there were any further comments from the audience or the Board. There were none.

The application was adjourned to the September 5, 2018 meeting of the Planning Board. In response to Mr. Fraioli with regard to an open application to the Zoning Board for a front yard setback, Ms. Zalantis noted that a SEQRA determination should be made by the Planning Board before the applicant returns to Zoning. Also, the applicant should provide a landscape plan and a site plan before the next meeting. Mr. Fraioli thanked the Board.

Miscellaneous

Solar Law Amendment

Copies of a draft "Proposed Amendments to the Solar Law" were given to the Planning Board for review and input. A public hearing will be held by the Town Board to address any comments or concerns that the Planning Board may have.

Minutes

Dr. Hougham made a motion, seconded by Mr. Bossinas and it was unanimously passed to adopt the meeting minutes of the Planning Board Meeting July 18, 2018.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Mr. Bossinas made a motion, seconded by Dr. Hougham, that the meeting be adjourned to September 5, 2018.

Time noted 8:35 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: September 5, 2018