

August 21, 2019

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 21st day of August 2019. There were present the following members of the Planning Board:

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

Also Present:

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

**Rinaldi Subdivision, 39 Stormytown Road, 10-Lot Subdivision PUBLIC HEARING CONTINUED**

Mr. JB Hernandez, Architect, was in attendance. Mr. Hernandez reviewed certain items that were discussed at the last meeting of the Planning Board. They are going to revise the site distance plan and the cul-de-sac shown with retaining walls. Mr. Stolman suggested they show proposed street trees on the plan in the appropriate location. Mr. Hernandez agreed. There are only some minor changes at this time. Mr. Ciarcia noted that since this is a Preliminary Subdivision review, some of his earlier comments can be applied when this is in the Final Subdivision review stage. Mr. Chin asked if anyone from the Public or the Board would like to comment on this matter. There were none.

Mr. Stolman reviewed with the Board and noted that since this is a major subdivision, based upon the number of lots and other reasons, it's a two phase process; preliminary plat approval and then final plat approval when everything is really fine tuned. At this time, the applicant is ready for a draft resolution of preliminary plat approval. The Board agreed and directed staff to prepare a draft resolution of preliminary plat approval for the next meeting. The public hearing was adjourned to September 18, 2019.

**MGM Design & Construction Group, LLC Subdivision, 5 Hawkes Avenue, 2 Lot Subdivision**

Mr. Edward Gemmola, Architect, Gemmola & Associates and Mr. Thomas Kerrigan, Engineer from Site Design Consultants were in attendance. Mr. Kerrigan discussed memo items and comments from the public at the last Planning Board meeting of July 17th. He said that there are two main items left in the memo for them to address. They are willing to plant trees and create a substantial buffer in the area where a resident requested a fence. Also, another resident at the last meeting, asked that the proposed driveway not be placed across from his driveway at 4 Hawkes Avenue. Mr. Stolman noted that driveways in this type of situation need to be directly opposite each other or very far apart. The staggered configuration could cause a car accident when both people are turning left out of their driveways. Because Hawkes Avenue is a State Road, this will require review by New York State Department of Transportation (NYSDOT). Mr. Kerrigan said DOT requires driveways be directly across from each other, not staggered.

Mr. Ciarcia submitted a memo dated August 21, 2019 with the following comments: They will need to provide a plat for review. Provide details of the sewage pump systems and overflow chambers. Provide a revised Stormwater Pollution Prevention Plan (SWPPP) for review and provide information on the sizing of the 36" HDPE pipe. Mr. Kerrigan said there are some other minor items they need to address and they will be preparing a plat addressing these items.

Dr. Hougham asked Mr. Kerrigan if they would consider opening up the pipe for an open channel. Mr. Kerrigan said opening a channel would require more digging and/or tree removal. Dr. Hougham asked what the open swale would be designed with. Mr. Kerrigan said some natural grass and rip rap. Mr. Kerrigan said they look into making it all a natural swale. Mr. Kerrigan noted they will be providing a conservation easement for this area of the wetlands. Dr. Hougham said it should be a conservation easement in perpetuity, not only a five year plan.

This was not a public hearing, however, Mr. Chin asked if there were any comments from the Public or the Board. Mr. Stolman recommended they submit their next plan addressing comments of both Mr. Stolman's and Mr. Ciarcia's memo for the next meeting. Mr. Kerrigan agreed and thanked the Board.

August 21, 2019

**Village of Ossining Indian Brook Water Treatment Plant, Amendment to Negative Declaration Document**

Ms. Julie Herzner, Engineer, and Ms. Ruby Wells, Associate, Hazen and Sawyer were in attendance. Mr. Stolman submitted a copy of the New Indian Brook Water Treatment Plant, Attachment to Part 3 – Amended Negative Declaration, Notice of Determination of Non Significance, State Environmental Quality Review Act (SEQRA) for review and approval by the Board.

Ms. Wells gave an overview and reasons why this was amended. The State Historic Preservation Office (SHPO) did not issue a notice of no effect. SHPO asked applicant to look at The Old Croton Aqueduct which could potentially be affected by the project and asked them to implement and construction protection plan.

Ms. Wells noted that last year the Department of Environmental Conservation (DEC) responded that it should be changed from an Unlisted Action to a Type I Action. This change was completed last year but the document was not recirculated. Ms. Wells said last month the environmental assessment was changed to reflect SHPO's request and was re-circulated. Ms. Wells asked the Board to consider adopting the amended document.

There was no one from the public present for this item. Mr. Chin asked the Board for comments or questions. There were none. Mr. Chin asked the Board for a motion to adopt the amended negative declaration document.

Ms. Stevens made a motion, seconded by Dr. Hougham and it was unanimously passed by the Board to adopt the **New Indian Brook Water Treatment Plant, Attachment to Part 3, Amended Negative Declaration, Notice of Determination of Non-Significance, State Environmental Quality Review Act (SEQRA).**

Ms. Wells and Ms. Herzner thanked the Board.

**Minutes**

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Minutes were not available at this time.

**Adjournment**

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There being no further business to come before the Planning Board of the Town of Ossining, Ms. Stevens made a motion, seconded by Mr. Bossinas, and unanimously passed by the Board that the meeting be adjourned to September 18, 2019

Time Noted: 8:05 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: October 2, 2019**