

October 2, 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 2nd day of October 2019. There were present the following members of the Planning Board:

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

Absent: 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

#### **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 reported that they completed their stormwater testing and have prepared a Storm Water Protection Plan (SWIPP). Mr. Kerrigan noted they considered Dr. Hougham's recommendation to revise the drainage pipe to an open grass line swale. Part of the piped area will remain to preserve some trees near the brook. Another earlier request made by a resident, was changing the driveway location of the existing home but because Hawkes Avenue is a State Road, this requires review by New York State Department of Transportation (NYSDOT). Mr. Kerrigan said DOT requires driveways to be either much further away from each other or directly across from each other, not staggered slightly. He said they will be leaving it directly across which will preserve the existing tree line. Mr. Kerrigan noted that they are still working on the tree and mitigation plans.

Dr. Hougham asked the applicant to make minor corrections to their Environmental Assessment Form to indicate that there is a wetland on site. Also, to relabel the plan where it says, "Kill Brook" to its proper name, "Sing Sing Kill". Although this was not a public hearing, Mr. Chin asked if there was anyone in the audience that would like to comment. There were none. Mr. Chin asked the Board for a motion to set a public hearing for November 6, 2019.

A motion was made by Dr. Hougham, seconded by Mr. Bossinas and unanimously passed by the Board to set the **MGM Design & Construction Group LLC, 2 Lot Subdivision Public Hearing for November 6, 2019.**

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

Mr. Louis Rinaldi, Applicant, and Mr. JB Hernandez, Architect, were in attendance. Mr. Stolman submitted a copy of Rinaldi Subdivision, Resolution of Preliminary Subdivision Plat Approval. The Applicant and members of the Board received this in advance of the meeting. Comments from the Town Environmental Advisory Committee were received October 2, 2019 and submitted to the Applicant and the Board. A copy of the EAC memo was given to the Applicant at the meeting.

Mr. Hernandez noted that they have updated the plan to include notes about the retaining wall in the cul-de-sac, the curb, and the materials used. Mr. Hernandez discussed their tree plan and noted that they're replacement is more than 50%. They also will be addressing site distance. Mr. Hernandez told the Board that EAC Members walked the site approximately nine months ago and most of the issues noted in the EAC memo have been addressed.

Mr. Stolman reviewed minor changes to be made to the Resolution with the Board. Mr. Stolman pointed out that this is preliminary approval and more detail is to be addressed in the final plat approval process. Mr. Ciarcia had no further comments at this time. Mr. Chin asked if there was anyone from the public that would like to ask questions or comment on this matter. There were none. Mr. Chin asked the Board for a motion to close the public hearing.

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A motion was made by Dr. Hougham, seconded by Mr. Bossinas and unanimously passed by the Board to **Close the Public Hearing for the Rinaldi Subdivision, 39 Stormytown Road, 10 Lot Subdivision.**

Mr. Chin asked for a motion to adopt the Rinaldi Subdivision Resolution of Preliminary Plat Approval with amendments as discussed.

A motion was made by Mr. Bossinas, seconded by Dr. Hougham and unanimously approved by the Board to adopt the **Rinaldi Subdivision, Resolution of Preliminary Subdivision Plat Approval, dated October 2, 2019, as amended.**

Mr. Chin thanked the EAC for their comments and continued efforts to monitor the project.

## **Minutes**

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A motion was made by Dr. Hougham, seconded by Mr. Bossinas and unanimously passed by the Board to adopt meeting minutes of the July 17, 2019 Planning Board meeting.

A motion was made by Dr. Hougham, seconded by Mr. Bossinas and unanimously passed by the Board to adopt meeting minutes of the August 21, 2019 Planning Board meeting.

## **Adjournment**

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There being no further business to come before the Planning Board of the Town of Ossining, Dr. Hougham made a motion, seconded by Mr. Bossinas, and unanimously passed by the Board that the meeting be adjourned to November 6, 2019.

Time Noted: 8:05 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: December 18, 2019**