

May 4, 2022

A MEETING OF THE PLANNING BOARD of the Town of Ossining was **held on May 4, 2022 at 7:30 p.m. by Zoom video conference.** Members of the public were able to view and join the meeting via computer or mobile app as follows:

<https://us02web.zoom.us/j/85370125987>

There were present the following members of the Planning Board:

Jim Bossinas, Member  
Carolyn Stevens, Member  
Donna Sharrett, Member  
Jason Mencher, Alternate Member

Absent: Gareth Hougham, Chair  
Manny Enriquez, Member

Also Present: Kathy Zalantis, Attorney, Silverberg, Zalantis LLP  
Valerie Monastra, AICP, Nelson, Pope & Voorhis, LLC  
Daniel Ciarcia, PE, Consulting Town Engineer  
Sandy Anelli, Secretary  
Margaret Conn, Secretary

**Welcome Homes NY Building Company LLC, 68 Somerstown Road, New Single-Family Home, Architectural Review PUBLIC HEARING**

Welcome Homes NY Building Company LLC (Applicant) is seeking Architectural Review Board (ARB) approval to construct a new single-family house located at 68 Somerstown Road. The property is in the R-40 One-Family Residence District. The property consists of two lots. The lots were created pursuant to a subdivision that was approved by resolution in 2016. The proposed home is to be located on lot 3.2.

The applicant requested an adjournment. There was no one in attendance on the applicant's behalf. This application was on for public hearing for this evening but will be adjourned. After some discussion about meeting dates, Ms. Stevens noted for the record that there may not be a quorum for May 18, 2022 so Welcome Homes, 68 Somerstown Road Architectural Review will be adjourned to June 15, 2022.

**A motion was made by Ms. Sharrett, seconded by Mr. Bossinas and unanimously passed to adjourn the Welcome Homes NY Building Company LLC, 68 Somerstown Road Architectural Review Public Hearing to June 15, 2022.**

**Miscellaneous**

**125 Morningside Drive Architectural Review Field Change**

Mr. Ciarcia visited the site and checked the wall that was mentioned in an earlier meeting. The wall is appropriate for the load that it's holding the height of it. There was some discussion as to the appearance of it. The plans did depict a mortar wall, this is a dry laid stonewall but not very high. It's only probably two to three feet in most places. Structurally, it does not pose any threat. Ms. Sharrett said this particular part of the wall is unattractive and was not on the original plan. Also, there are some planting changes which will be required. After some discussion regarding the appearance of a stone wall, the majority of the Board determined that it's acceptable and will be less visible when the shrubs in front of it start to grow. The Board agrees with the removal of a Burning Bush which is on NYS Invasive Species list per Ms. Sharrett. Ms. Stevens asked for a motion to approve field changes as discussed.

**A motion was made by Ms. Sharrett, seconded by Mr. Bossinas and unanimously passed by the Board to accept field changes in order to grant a Certificate of Occupancy to Marricco, 125 Morningside Drive, New Single-Family Residence Architectural Review.**

**Minutes**

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Not available at this time.

**Adjournment**

**A motion was made by Ms. Sharrett, seconded by Mr. Bossinas and unanimously passed by the Board to adjourn the Planning Board meeting to June 15, 2022.**

Time Noted: 8:00 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board

**APPROVED: June 15, 2022**