

August 3, 2022

A MEETING OF THE PLANNING BOARD of the Town of Ossining was **held on August 3, 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/81924286800>

There were present the following members of the Planning Board:

Carolyn Stevens, Chair  
Jim Bossinas, Member  
Donna Sharrett, Member  
Manny Enriquez, Member  
Jason Mencher, Member

Also Present:

Kathy Zalantis, Attorney, Silverberg, Zalantis LLP  
Scott Newhart, AICP, Nelson, Pope & Voorhis, LLC  
Daniel Ciarcia, PE, Consulting Town Engineer  
Steve Coleman, Environmental Consultant  
Sandy Anelli, Secretary  
Margaret Conn, Secretary

#### **Picucci Subdivision, 51 Croton Dam Road, 1 Lot Subdivision PUBLIC HEARING Continued**

Yellow Jug Corporation (“Applicant”) is seeking Preliminary Subdivision Approval to create an additional lot on a two (2)-lot subdivision and a private road to service the three (3) lots (“Project”). The Project will be located at 51 Croton Dam Road, Section, Block, and Lot 89.08-1-78.1 (“Project Site”). The Project Site is located in an R-15, One Family Residence zoning district. This Project received a rear yard variance of 2.1 feet for proposed Lot 1 on February 7, 2021.

Mr. Mark Picucci, Applicant and Mr. Ralph Mastromonaco, Engineer, were in attendance. Mr. Mastromonaco gave a brief overview of the plan to the audience and the Board. He asked the Board to grant preliminary approval and to close the public hearing. No new information was provided for the Board to consider. Mr. Ciarcia submitted a memo dated August 3, 2022 outlining remaining items for the applicant to address as follows:

1. Explain the rationale for the length of the widened driveway. Why does the driveway narrow at the lot 1 property line and not at the driveway that serves the existing residence?
2. Indicate the location on the plan where the pavement width transitions from 14 feet to 13 feet.
3. Provide an easement for the existing sanitary manhole and line. The common driveway easement should also include access to the sewer facilities.
4. The resolution should include provisions for the final review and approval of the SWPPP by the Consulting Town Engineer.

Mr. Ciarcia suggested preparation of a draft Resolution with conditions outlined. Ms. Monastra’s prior memo of July 19, 2022 was discussed by Mr. Scott Newhart of NPV, which also has remaining items that the applicant needs to address. Mr. Newhart mentioned that they will look over the most recent submission for any final input. The applicant submitted the plat late on a Friday which didn’t allow enough time for proper reviews.

Mr. Picucci said he has met with the Fire Department and the Building Inspector. He is going to be changing the grade of the driveway to make the site that much better for fire truck access. He asked the Board what would be the requirements to get the plat over to the health department as soon as possible. Mr. Picucci also said that the lot and the new home is to be used as his own residence and he requested an architectural review of that as well. The Board will hold a separate public hearing for Architectural Review Board (ARB) review. Ms. Sharrett asked for clarification on the proposed rain garden design and placement of the swale. Also, Ms. Sharrett asked if there would be an opportunity for a site walk and reminded the applicant use both common name and scientific Latin name of trees and shrubs on the landscape plans when they are ready for ARB. Mr. Mastromonaco went over stormwater/rain garden function. Mr. Ciarcia will review the stormwater report. Mr. Bossinas asked the applicant to provide clarification on the road width being proposed.

**Picucci Subdivision Continued**

After some discussion, the Board agreed that submissions are somewhat incomplete. The Board is unable to close the public hearing and discuss preparation of a draft resolution at this time. If outstanding items are completed, the Board can consider a resolution. The public hearing will remain open until all reviews are finalized by Town consultants.

**A motion was made by Mr. Mencher, seconded by Ms. Sharrett and it was unanimously passed by the Board to continue the Picucci Subdivision, 51 Croton Dam Road public hearing, as needed.**

**Parth Knolls Multi-Family Development, 87 Hawkes Avenue, Review Prior to Issuance of Final CO**

Mr. Anthony Beldotti, Sr., Developer and Mr. Adam Wekstein, Attorney, were in attendance. Mr. Beldotti is seeking a final Certificate of Occupancy (CO) for the Parth Knolls Multi-Family Development project. The Building Inspector referred the project to the Town's Environmental Consultant, Mr. Steve Coleman, and to members of the Planning Board for any final comments or concerns before issuance of the final CO.

Mr. Coleman submitted a memo dated June 29, 2022 regarding Results of a Site Inspection of Wetland Mitigation Measures, Landscaping Plan and Lighting and an additional memo dated July 28, 2022 in response to a review recommendation by Donna Sharrett. Mr. Coleman noted that the comments and responses by both parties are consistent with his initial finding that were outlined in his earlier memo dated June 29, 2022. The applicant has completed the first year wetland and wetland buffer monitoring maintenance report and has demonstrated that the respective mitigation plans were implemented properly and in compliance with the approved plans. Mr. Newhart, NPV, confirmed that these comments were addressed. Ms. Sharrett expressed concerns that a lot of the invasive species at the rear of the property near the nature trail were not addressed at all. The front of the project looks good, but the back looks like it has been neglected. The walking trail definitely needs attention.

Mr. Coleman noted they will address the invasive species in the fall. Due to delays, mainly because of the Covid Pandemic, the second year of monitoring and maintenance was not completed at a sufficient level. It will be completed in the fall of 2022 under the supervision of the applicant's wetland consultant. This will include implementation of all the required maintenance and oversight as outlined in the plans. Mr. Coleman's memo recommends a final CO be granted by the Planning Board.

Mr. Mencher asked the applicant about the playground equipment and if that had been installed and also what progress on the affordable units had been made. Mr. Beldotti said all of the playground equipment and railing system are 100% installed and complete. The affordable units are vacant at this time. Mr. Wekstein said they are currently working with Westchester Residential Opportunities (WRO) on the affordable units and in the process of drafting agreements. After some discussion on managing the wetlands and landscape mitigation agreement and the affordable units, Ms. Zalantis will prepare a memo outlining recommendations and comments of the Planning Board to attach to the final CO if granted. The Board agreed.

**Minutes**

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**A motion was made by Ms. Sharrett, seconded by Mr. Enriquez and unanimously passed by the Board to approve Planning Board meeting minutes of July 20, 2022.**

**Adjournment**

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**A motion was made by Ms. Sharrett, seconded by Mr. Bossinas and unanimously passed by the Board to adjourn the Planning Board meeting to August 17, 2022.**

Time Noted: 9:00 p.m.

Respectfully submitted,

*Sandra Anelli*

Sandra Anelli, Secretary  
Town of Ossining Planning Board  
**APPROVED: September 7, 2022**