

February 15, 2023

A MEETING OF THE PLANNING BOARD of the Town of Ossining was **held on February 15, 2023 at 7:30 p.m. at the John Paul Rodrigues Ossining Operations Center, 101 Route 9A, Ossining, NY and by Zoom video conference.** Members of the public were able to attend in person or view and/or join the meeting via computer or mobile app as follows:

<https://us02web.zoom.us/j/88382318040>

There were present the following members of the Planning Board:

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

Absent: Donna Sharrett

Also Present: Christie Addona, Attorney, Silverberg, Zalantis LLP
Valerie Monastra, AICP, Nelson, Pope & Voorhis, LLC
Daniel Ciarcia, PE, Consulting Town Engineer
Sandra Anelli, Secretary
Margaret Conn, Secretary (Zoom)

Village of Ossining Indian Brook Water Treatment Plant (IBWTP), 25 Reservoir Road, Minor Amendment to Previously Approved Site Plan PUBLIC HEARING

Mr. Paul Fraioli, Director of Public Works & Engineer Village of Ossining was in attendance. Ms. Stevens asked if there was anyone in the audience that would like to comment on this hearing. There were none.

A motion was made by Mr. Mencher, seconded by Mr. Enriquez and unanimously passed by the Board to close the public hearing on the Village of Ossining Indian Brook Water Treatment Plant (IBWTP), 25 Reservoir Road, Minor Amendment to Previously Approved Site Plan.

Ms. Monastra submitted and reviewed a draft resolution of approval with the Board. Mr. Mencher noted that language in the landscaping condition on page 4 and 5 where it talks about “if plants die in the first, second or third year native species shall be replaced with another native species suitable for the site conditions”. Who decides what is suitable? Ms. Monastra noted that the Town’s Environmental Consultant would have that authority. Also, Ms. Stevens said another issue of concern that should be noted is that no chemicals are used for the removal of invasive species near the drinking water. Ms. Monastra noted that this can be considered a general condition. On the issue of replacement of plants, Ms. Monastra said this can be changed to say “replacement of any plants can be done at the appropriate time during the appropriate growing season as soon as practical.

Mr. Fraioli thanked the Board for review and time spent on the project and was in agreement that they are highly sensitive to what’s coming into the watershed and also the watershed area that goes out to the Croton River. They have earthen dams that are inspected regularly for this. There are invasive species, they do not use any herbicides anywhere around the reservoir. He said they remove these by hand at the root or hot water method.

A motion was made by Mr. Bossinas, seconded by Mr. Mencher and unanimously passed by the Board to approve the Village of Ossining Indian Brook Water Treatment Plant (IBWTP), 25 Reservoir Road, Resolution of Approval as amended February 15, 2023.

River Knoll Multi-Family Development, 40 Croton Dam Road, Review of Final Environmental Impact Statement (FEIS) Review

Mr. Glen Vetromile, Hudson Park Group LLC, was in attendance. Mr. Vetromile gave a brief presentation and overview of the project including certain responses to the earlier comments by the Board. Mr. Enriquez raised questions regarding the size of affordable units and how attic space is calculated and if it can be included in the FAR. Mr. Vetromile noted the affordable units will range from 1,400 square feet to approximately 1,700 for a three, but all attic space is be accessible through a dropdown stair. There is no ability to get additional FAR from the attic spaces of these units. Also, each unit will have a den and a second bedroom. The attics would be used for storage purposes only.

Mr. Mencher noted that in the executive summary it says one additional unit for a total of 96. Mr. Vetromile said it is 95. This should be clarified and accurate in the document. Mr. Mencher also encouraged the applicant to try and be careful and thoughtful when responding to certain items rather than being defensive in response. Mr. Mencher recommended using the term “comment noted” when an issue is not exactly answerable. Ms. Addona recommended that the applicant and the board review comments in terms of substantive issues vs commentary.

Ms. Monastra asked the Board if there were any comments or questions by the Board with respect to this review. Ms. Addona noted that at this time, the Board can formally acknowledge receipt of the FEIS and have Town Consultants begin their review.

A motion was made by Mr. Enriquez, seconded by Mr. Mencher and unanimously passed by the Board to acknowledge receipt of River Knoll Final Environmental Impact Statement (FEIS) and for Review by Town Consultants.

Ms. Addona reminded the Board that the FEIS is the Board’s document but it is not the last step in the SEQRA process. After this, there is a process of doing a findings statement which will also be adopted and with other involved agencies, such as the Town Board, the Zoning Board if needed and others. Ms. Monastra noted in the Board’s review of the FEIS to make sure the Board’s comments of concern have been adequately addressed either in the redesign of the site plan or as a response to comments made by the Board. There were no further comments or questions at this time.

Minutes

A motion was made by Mr. Mencher, seconded by Mr. Enriquez and unanimously passed by the Board to adopt Planning Board Meeting Minutes of December 14, 2022.

A motion was made by Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to adopt Planning Board Meeting Minutes of January 18, 2023.

Adjournment

A motion was made Mr. Mencher, seconded by Mr. Enriquez and unanimously passed by the Board to adjourn the Planning Board meeting to March 15, 2023.

Time Noted: 8:15 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED March 15, 2023