

June 21, 2023

PLANNING BOARD of the Town of Ossining was **held on June 21, 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/83939074264>

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:

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

**Terra Rustica Ristorante, 550 North State Road, Site Plan Amendment & Architectural Review
PUBLIC HEARING CONTINUED**

Mr. Abel Magana, Applicant and Mr. Lou DeMasi, Architect were in attendance. The applicant is proposing to enclose the existing covered porch with clear tempered glass. Ms. Stevens announced that this is a continuation of a public hearing and asked consultants for updates or any new information.

Ms. Monastra noted that per the Board's request at the last meeting, the Building Inspector went out to the site to confirm that enclosure of the deck, number of seats on the deck and existing parking spaces are zoning compliant. A memo, dated June 20, 2023, Mr. Turnquist submitted to the Board confirms these items and confirms compliance.

Ms. Stevens asked if there was anyone from the public, in person or on zoom, that would like to comment or express concerns with regard to this application. Ms. Vera Albrecht, 552 North State Road asked about the number of tables allowed outside. Ms. Albrecht was given a copy of the plan. The plan says 30 seats. There were no further comments or questions from the public.

Ms. Monastra submitted and reviewed with the Board, two draft resolutions, Resolution of Architectural Review Board Approval and Resolution of Site Plan Amendment. Ms. Monastra noted that the dates on these will be changed to reflect today's date for closing of the public hearing and the original application date will also be updated to reflect September 21, 2022.

Ms. Sharrett raised concern with regard to Terra Rustica's light at the top of the exterior stair. Mr. DeMasi said this was turned downward. Ms. Sharrett said it's still pretty bright, is there a way to make it less bright? Mr. Magana said if it is still too bright, they can change the bulb to yellow rather than white. Ms. Sharrett also suggested Mr. Turnquist's letter be linked to the resolution referring to the number of seats that are being approved. Ms. Monastra can also incorporate this into the resolution. There were no further comments or concerns by the Board.

A motion was made by Mr. Mencher, seconded by Mr. Bossinas and unanimously passed by the Board to close the Public Hearing for Terra Rustica Ristorante, 550 North State Road, Site Plan Amendment & Architectural Review Board Approval.

A motion was made by Mr. Bossinas, seconded by Mr. Mencher and unanimously passed by the Board to adopt Terra Rustica Ristorante Resolution of Amended Site Plan Approval and Resolution of Architectural Review Board Approval, as amended, dated June 21, 2023.

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Chocolate Sky LLC, 39 Stormytown Road, Request for 90-Day Extension to Complete Resolution of Subdivision Items.

Mr. Gregory DelMastro, PE, Langan Engineering was in attendance via Zoom. Mr. DelMastro requested a 90-day extension of subdivision and site plan to complete resolutions items. Mr. DelMastro said 90 days should be enough. They have submitted all of their information to the bonding company which is the last item they will need before the plat is signed and recorded.

Mr. Bossinas made a motion, seconded by Ms. Sharrett and it was unanimously passed by the Board to grant a 90-day extension of time to complete resolution items as described.

Mr. DelMastro thanked the Board.

Minutes

A motion was made by Mr. Enriquez, seconded by Mr. Mencher and unanimously passed by the Board to adopt Planning Board Meeting Minutes of May 17, 2023.

Adjournment

A motion was made Mr. Mencher, seconded by Ms. Sharrett and unanimously passed by the Board to adjourn the Planning Board meeting to July 21, 2023.

Time Noted: 8:15 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: August 16, 2023