

July 11, 2012

A MEETING OF THE PLANNING BOARD of the Town of Ossining was held in the Ossining Operations Center, 101 Route 9A, Ossining, New York, on the 11th day of July 2012. There were present the following members of the Planning Board:

George Weeks, Chairman
Gregory McWilliams, Vice Chair
David Krieger
Dennis Kirby
Deborah Cohen

Also present:

Wayne Spector, Town Attorney
David Stolman, F.P. Clark Associates
Daniel Ciarcia, Town Engineer
Sandra Anelli, Secretary

Tinman Management, 37A Old Albany Post Road, Site Plan Amendment

Mr. Jim Damm, applicant, was in attendance. Mr. Stolman submitted and reviewed with the Board, a resolution of site plan approval titled Tinman Management, Inc., Resolution of Site Plan Approval, dated July 11, 2012.

Mr. Damm expressed concern with regard to lighting the site at night. It was recommended that the lights be put on timers. Mr. Damm agreed. Mr. Stolman asked Mr. Damm for an estimated start date. Mr. Damm said they are in the process of cleaning out the site and changing it over. Mr. Damm expressed that finances may delay the permit somewhat, they expect to have a building permit within one year. The Board urged Mr. Damm to submit plans and correct outstanding violations sooner.

Ms. Cohen made a motion, seconded by Mr. Krieger and unanimously passed to adopt the **Tinman Management, Inc., Resolution of Amended Site Plan Approval, dated July 11, 2012,** with amendments.

Winner's Circle, 557 North State Road, Site Plan Amendment

Mr. Bob Gee, property owner and Mr. Eric Cavelleri, Occupant, were present. Mr. Stolman submitted and reviewed with the Board, Resolution of Amended Site Plan Approval, titled Winner's Circle, 557 North State Road LLC, dated July 11, 2012.

There were no questions or comments from the applicant or the Board.

Mr. Krieger made a motion, seconded by Mr. Kirby and unanimously passed to adopt the **Winner's Circle, 557 North State Road, LLC, Resolution of Amended Site Plan Approval, dated July 11, 2012,** as read.

Martinelli Subdivision, 1 Roosa Lane & Hawkes Avenue, 2-Lot Subdivision

Mr. McWilliams recused himself from the Board. Mr. Martinelli, property owner of 1 Roosa Lane, a vacant lot is looking to subdivide the property into two separate building lots. The property corners Roosa Lane and Hawkes Avenue and is located in the R15 Single-Family Residence Zoning District. The total site area is 31,558 square feet. Plans dated May 23, 2012, prepared by Gregory J. McWilliams, A.I.A. Architect were on file. Mr. McWilliams presented two schemes to the Board. The first scheme shows a shared driveway with curb cut off of Roosa Lane. The second scheme shows separate entrances and curb cuts, one from Roosa Lane and one from Hawkes Avenue.

Mr. McWilliams is in favor of scheme 1, where the curb cut is off of Roosa Lane only. He said this would provide for less disturbance to the property and preserve the natural buffer existing along Hawkes Avenue. It would offer better views to the valley area across from the property. Mr. McWilliams asked the Board for comments and feedback on this request. Mr. Spector referred to the original subdivision, Hawkes Hill, which recommends vehicular access for this lot be from the proposed road (Roosa Lane). The Board further discussed both options. Mr. Stolman and Mr. Ciarcia will have a review memo for the next meeting.

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Minutes

Ms. Cohen made a motion, seconded by Mr. Krieger and unanimously passed to adopt the draft minutes of Planning Board meeting June 27, 2012.

Adjournment

There being no further business to come before the Planning Board of the Town of Ossining, Ms. Cohen made a motion, seconded by Mr. Kirby that the meeting be adjourned to August 8, 2012. (The meeting scheduled for July 25th was cancelled).

Time noted 8:45 p.m.

Respectfully submitted,

Sandra Anelli

Sandra Anelli, Secretary
Town of Ossining Planning Board

APPROVED: August 8, 2012